



Urban Renewal: Downtown Waterfront – Faneuil Hall

July 26, 2021



Language Interpretation Services

Simultaneous Cantonese and Mandarin interpretation service is being provided for this meeting.

To switch to the Cantonese and Mandarin audio channel, please select "interpretation" located at the bottom of your screen.

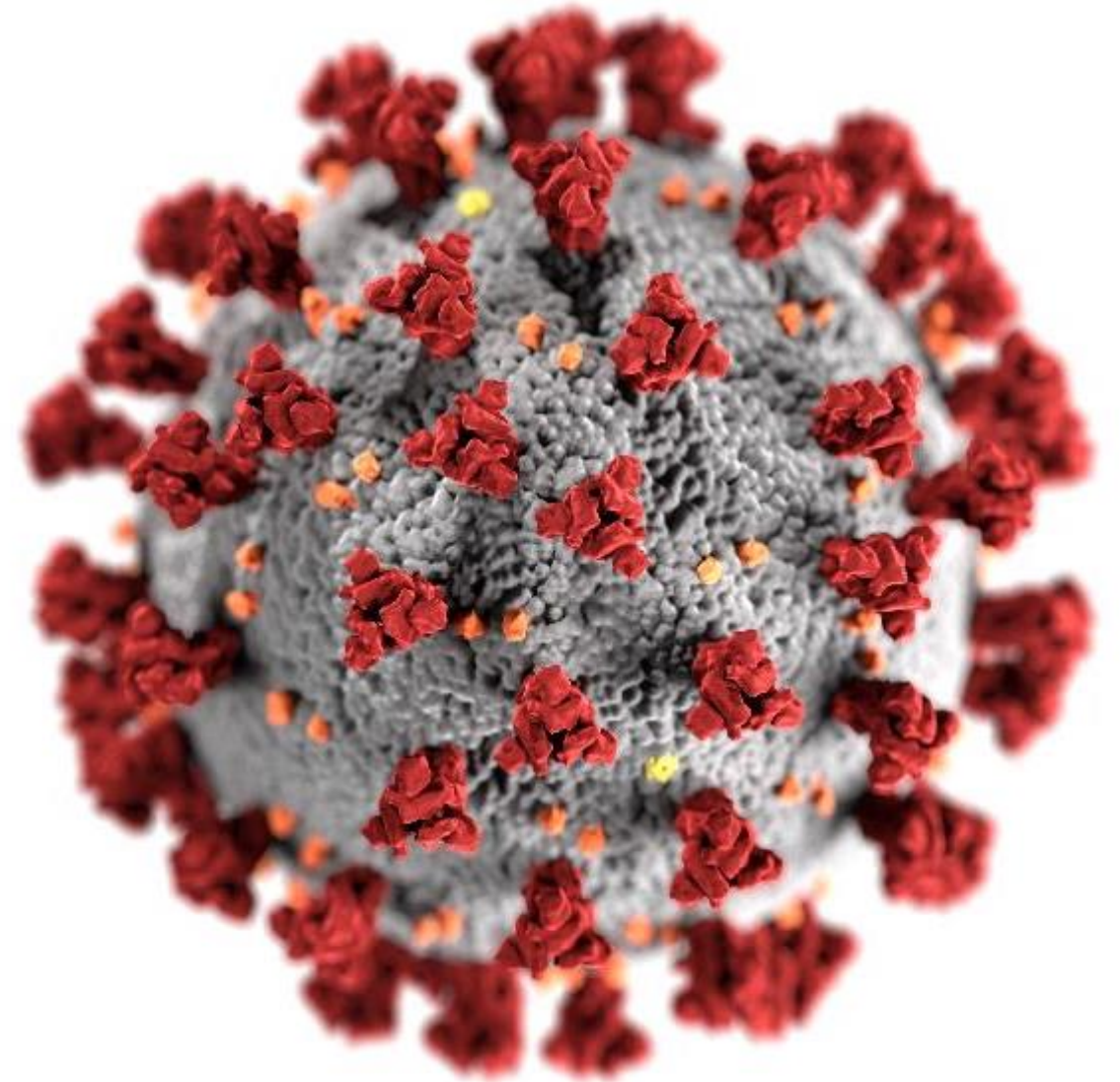
For the Mandarin audio channel, please select "Chinese".

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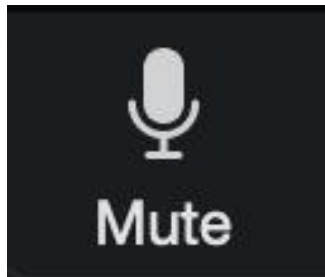
BPDA's Covid-19 Response

- The BPDA paused the public review process for all development projects and planning initiatives in March as a result of the Covid-19 public health crisis.
- The BPDA resumed public meetings virtually for Article 80 development projects on a pilot-basis at the end of June, using the Zoom platform.
- For more information on the BPDA's Covid-19 Response, please visit the following link:
<https://bit.ly/BPDACovid-19>



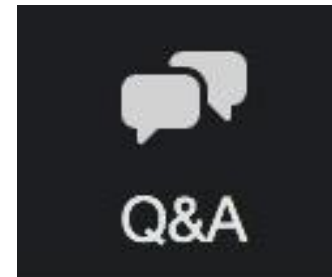
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Here are some tips on using Zoom for first-time users. **Your controls should be available at the bottom of the screen.** Clicking on these symbols activates different features:



Mute/unmute

you will remain muted until a host gives you access
*If you dialed in from your phone, dial *6 to mute/unmute yourself*



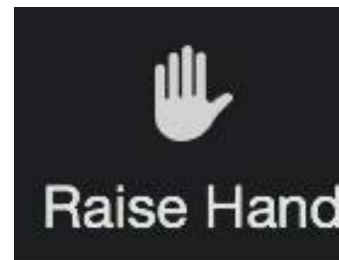
Q & A

may be used to provide written questions and comments during the presentation and question and answer session



Turn video on/off

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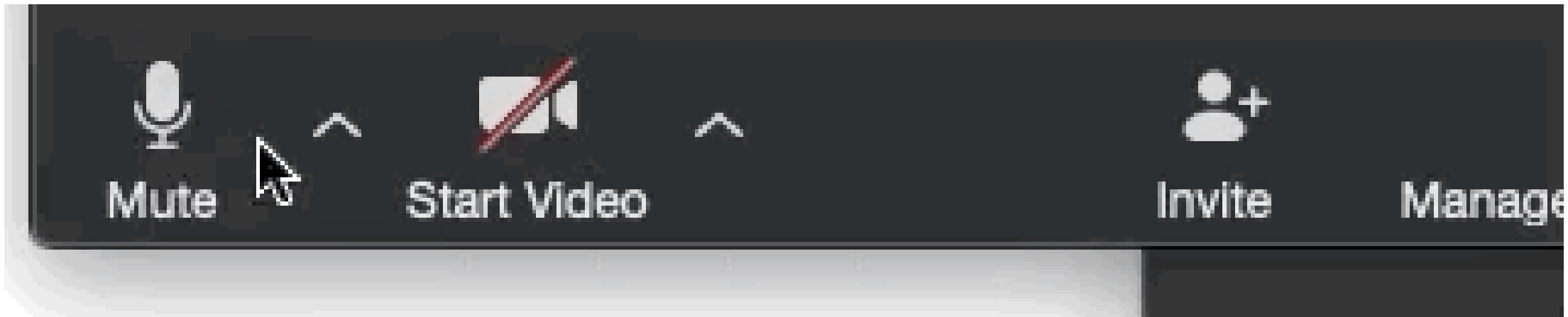


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ask for audio/video permission at the end of presentation
*If you dialed in from your phone, dial *9 to raise your hand*

Meeting Recording

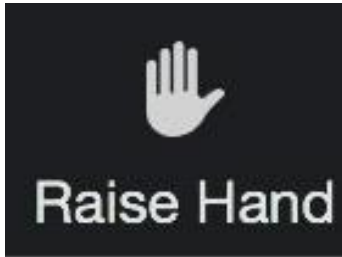
The BPDA will be recording this meeting and posting it on BPDA's webpage for those who are unable to attend the Zoom meeting live. Please note, it is possible that participants may be recording the meeting with their phone cameras or other devices. If you do not wish to be recorded during the meeting, please ensure that your microphone and camera are off.



Meeting Format

During the BPDA's presentation, all microphones will be muted.

After the presentation is over, please raise your hand and we will take your questions orally in the order that hands were raised.



Raise Hand

ask for audio/video permission at the end of presentation

*If you dialed in from your phone, dial *9 to raise your hand*

Virtual Meeting Etiquette

- Please be respectful of one another.
- Participants will be muted during the presentation to avoid background noise.
- We ask that participants limit their questions and comments to two minutes so that all may participate in the discussion.
- During Q & A session, please wait until all attendees have had the opportunity to ask a question before asking a second question/comment.

[Powerpoint](#)

<http://www.bostonplans.org/planning/urban-renewal/overview>

Panelists/Electeds/Press

- **Chris Breen**
Urban Renewal Manager
- **Mary Knasas**
Senior Downtown Planner
- **Kelly Sherman**
North End Planner
- **Jay Ruggiero**
Community Engagement Manager
- **Martin Serrano**
Legal Assistant
- **Chris Busch**
Senior Waterfront Planner
- **Melissa Lo**
Cantonese Interpreter
- **Tina Wang**
Mandarin Interpreter



Urban Renewal Area Agenda

1. Introduction
2. Background on Urban Renewal
3. Urban Renewal Basics
4. Review: DTWF
5. Question and Answer



01

Introduction



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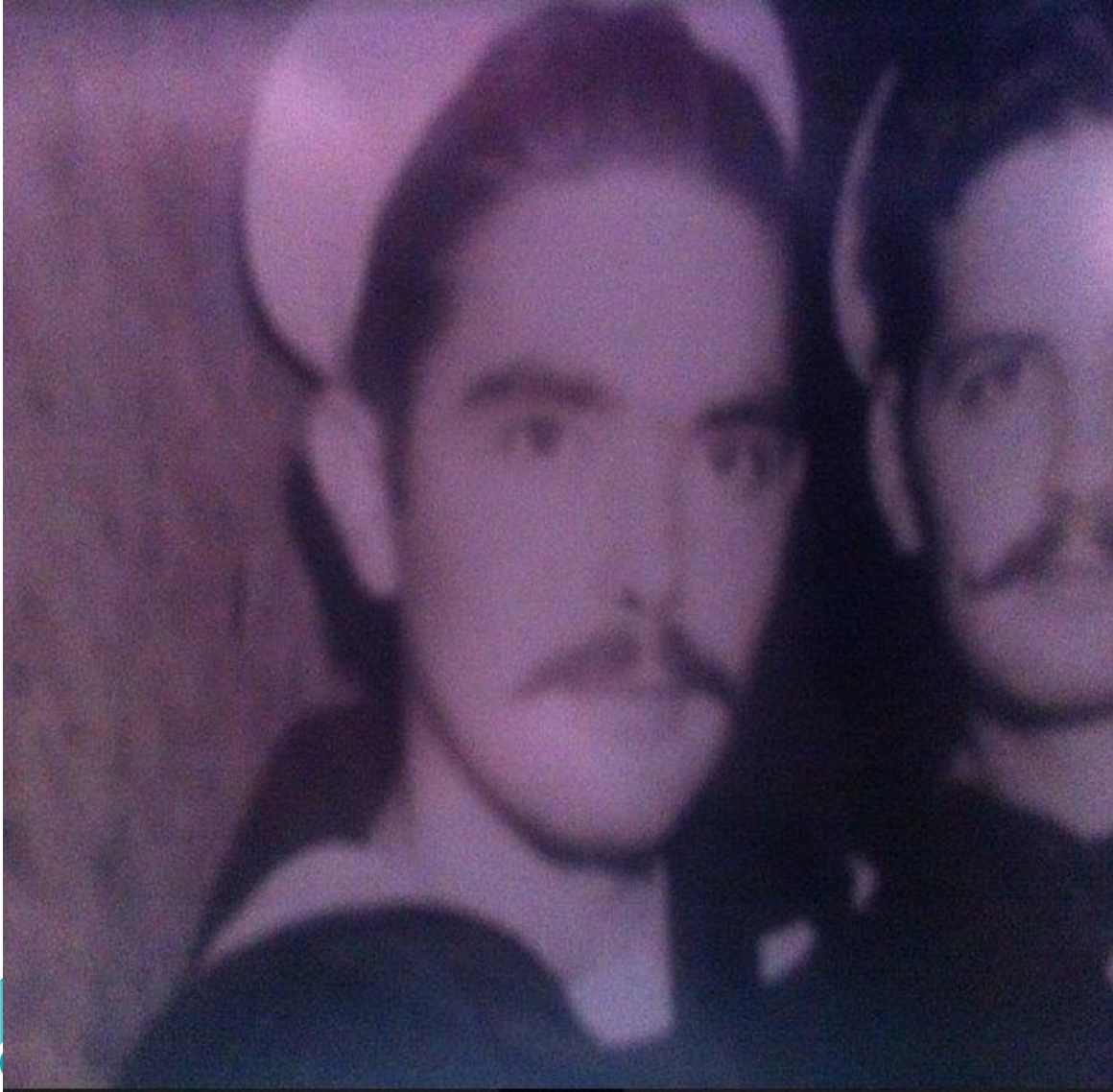
Who am I?

Christopher Breen, *Urban Renewal Manager*

Under direction of the Deputy Chief of Staff, Christopher manages projects and coordinate with interdepartmental staff on research and accountability measure related to Urban Renewal, including the oversight of Land Disposition Agreements (LDA's), the disposition of BRA-owned land, and other matters involving BRA assets. Christopher also works on special projects, as assigned.



My Background



PRECINCT I FAMILIES TO BE ACQUIRED

<u>Address</u>	<u># Families in Structure</u>
14-14A Chelsea St.	2
Albert M. Benedict (so) 14 Chelsea St., Chas.	
Mr. Michael Condor (t) 54	
Mr. Julius Damico (t) 46	
18 Chelsea St.	2
Mr. Samuel Burstein (so) 20 Main St., Malden	
Mr. John Murphy, Jr. (t) 67	
20-20A Chelsea St.	1
Rosie Ispicca (so)	
Mr. Walter Andrews (t) 56	
67 Chelsea St.	5
Mr. Ralph Pirozzi (so)	
Mr. Edward R. Fitzgerald (t) 44	
Mr. Patrick H. Gearin (t) 61	
Annie E. Langan (t) 76	
Mr. Michael J. Mahoney (t) 39	
Mr. Lawrence Magonagle (t) 37	
5 HOMESTEAD PLACE	3
Mr. Frank Zintz (so) 159 Coolidge St., Brookline	
Mrs. Ruth Glorie (t)	
Mr. Archie L. Moors (t) 47	
Mr. Joseph Solnick (t) 56	
7 Homestead Place	4
Mr. Frank Zintz (so)	
Mrs. Ruth Beaton (t) 45	
Mr. Douglas Hanson (t) 29	
Mr. Edward J. Mac Kenzie (t) 23	

My Background:



My Background:



*Let Our Family
Serve Your Family!*



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How Urban Renewal Affected My Life:





But why are we here?



Urban Renewal Community Engagement



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BOSTON CITY COUNCIL

www.cityofboston.gov/citycouncil

city.council@cityofboston.gov

One City Hall Square ♦ 5th Floor ♦ Boston, MA 02201 ♦ Phone: (617) 635-3040 ♦ Fax: (617) 635-4203

Director Brian Golden
Boston Redevelopment Authority
One City Hall Square, 9th Floor
Boston, MA 02201

May 3, 2016

Dear Director Golden,

Thank you for the series of productive meetings that the Boston Redevelopment Authority (BRA) has had with the City Council throughout the Urban Renewal extension process. We very much appreciate your willingness to work more closely with us and to be more transparent with the Council and with the residents of Boston.

Per our agreement of March 23, 2016, the City Council approved a six-year extension to fourteen Urban Renewal Zones, with a number of provisos and procedural changes going forward. One such proviso was the BRA's agreement to appear at a review hearing twice per year to report on progress and planned urban renewal activities. In order to help prepare for a productive

Urban Renewal Community Engagement - Group 1

North Station

Park Plaza

Kittredge
Square

Brunswick-King

CBD School
Franklin

CBD Boylston
Essex

Urban Renewal Community Engagement - Group 2

Government
Center

Campus High
School

South Station

South Cove

Fenway

Downtown
Waterfront
Faneuil Hall

Urban Renewal Community Engagement - Group 3

Charlestown

South End

Washington
Park

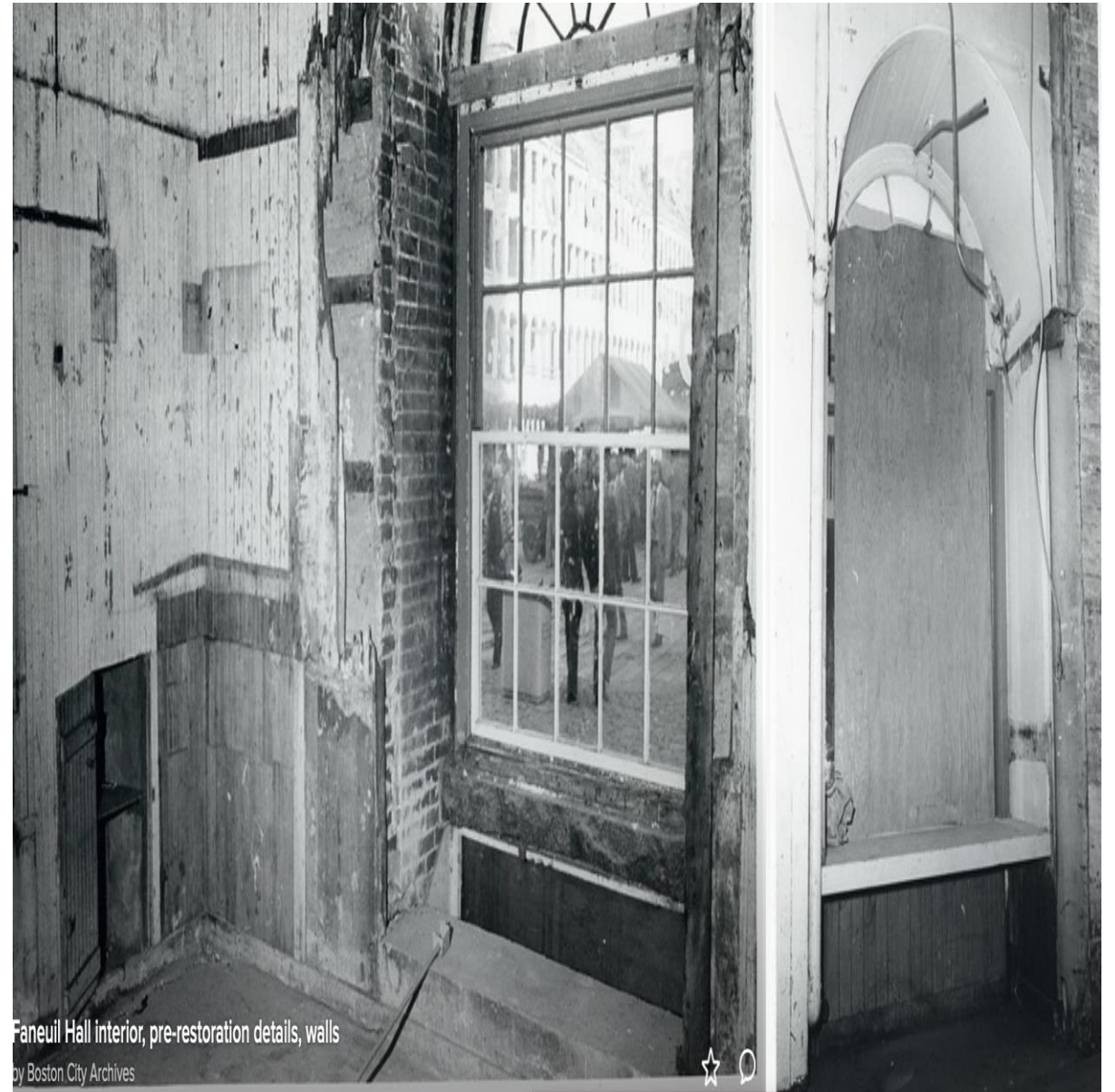
West End

Civic Engagement Goals (Round 1)

- Touch on the historical rationale for Urban Renewal.
- Discuss Urban Renewal toolkit.
- Talk about boundary changes, modification to goals within each plan and the possibility of extension/sunseting.
- Show the public LDA & BPDA owned inventory.
- Discuss remaining objectives.



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Faneuil Hall interior, pre-restoration details, walls
by Boston City Archives



02

Background on Urban Renewal



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What is Urban Renewal?



- The Federal Government began to invest great sums of money to redevelop cities that were rapidly declining after World War II.
- Early Urban Renewal efforts attempted to tackle widespread blight by often using tools to assemble land for infrastructure and public facilities to attract jobs and upper middle-class residents back to cities.
- Policy with development tools attached.

**Five million people
are still living in
slums and firetraps.
Three million families
share their home
with others**

– President Truman

Nationally – US Cities

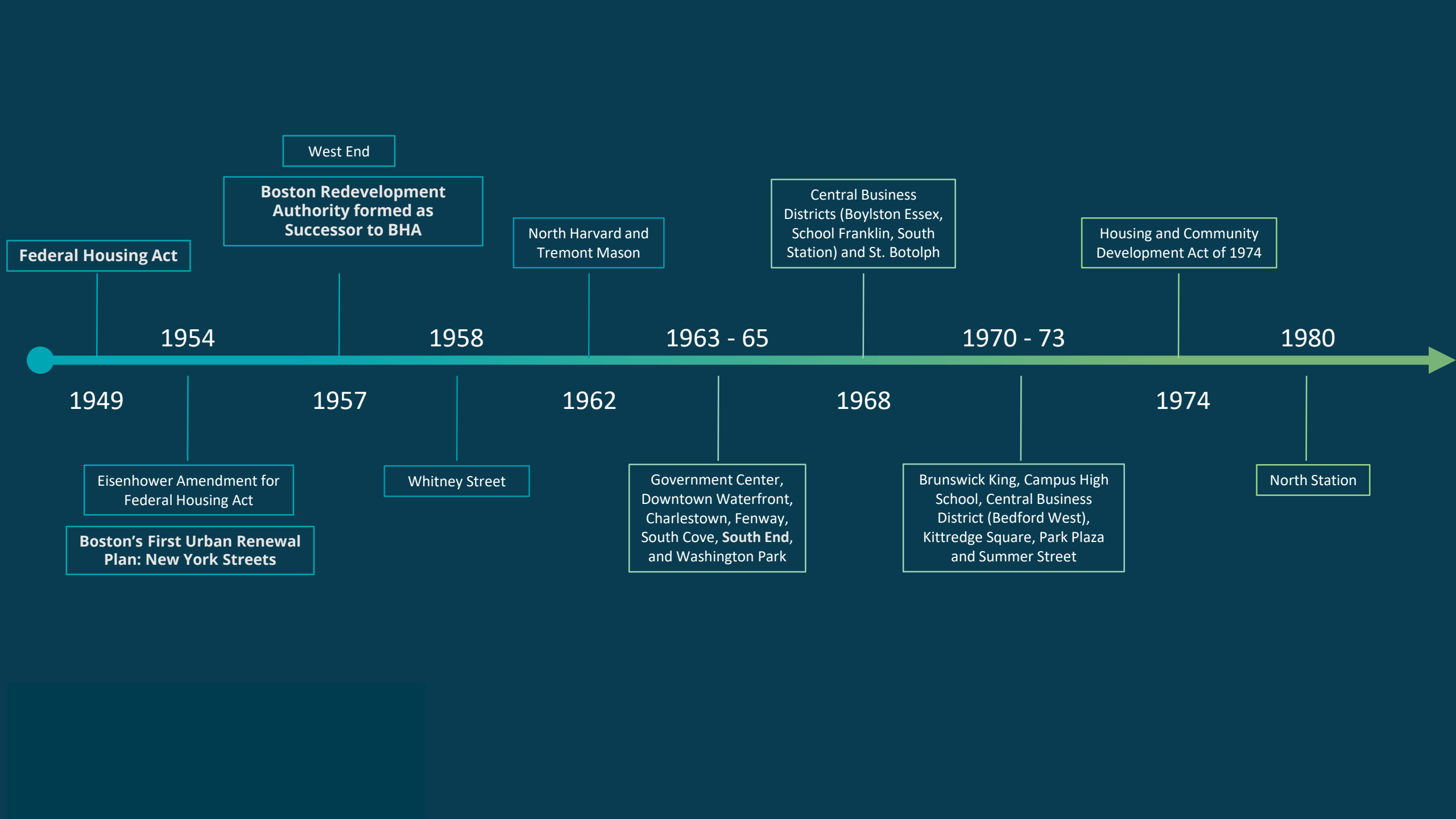
- Housing Act of 1937 - (i.e. Housing Authorities – eminent domain)
- In post-World War America, Immigrants arrive from a destabilized Europe in great numbers as industrialization slows. African Americans continue to move North to escape Jim Crow Era Policy.
- US Financial Institutions are engaging in 'Redlining' practices creating a lack of home ownership and investment in many urban communities.
- By 1949, cities begin bleeding white middle-class residents into the suburbs 'white-flight'. (GI Bill)
- Rise of the automobile and growth of US highway system sends investments into the suburbs



Locally - Boston

- Mayor Curley lowers taxes in neighborhoods and increases the tax rate downtown for businesses (to the highest rate amongst major cities).
- No money for city services in the neighborhoods and no jobs downtown (Red-light District).
- Moody's downgraded Boston's bond rating from A to Baa which is near Junk Level and on the brink of bankruptcy in 1949.





Federal Housing Act

1954

West End

Boston Redevelopment Authority formed as Successor to BHA

1957

1958

Whitney Street

North Harvard and Tremont Mason

1962

1963 - 65

Central Business Districts (Boylston Essex, School Franklin, South Station) and St. Botolph

1968

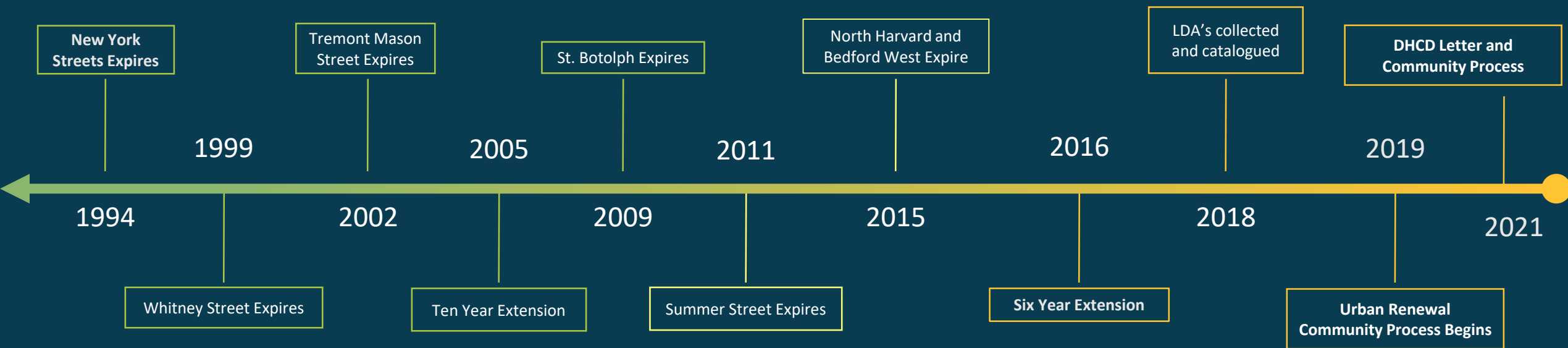
1970 - 73

Housing and Community Development Act of 1974

1974

North Station

1980



1949

American Housing Act:

Origin of Urban Renewal



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1950's Boston



1950's - Boston

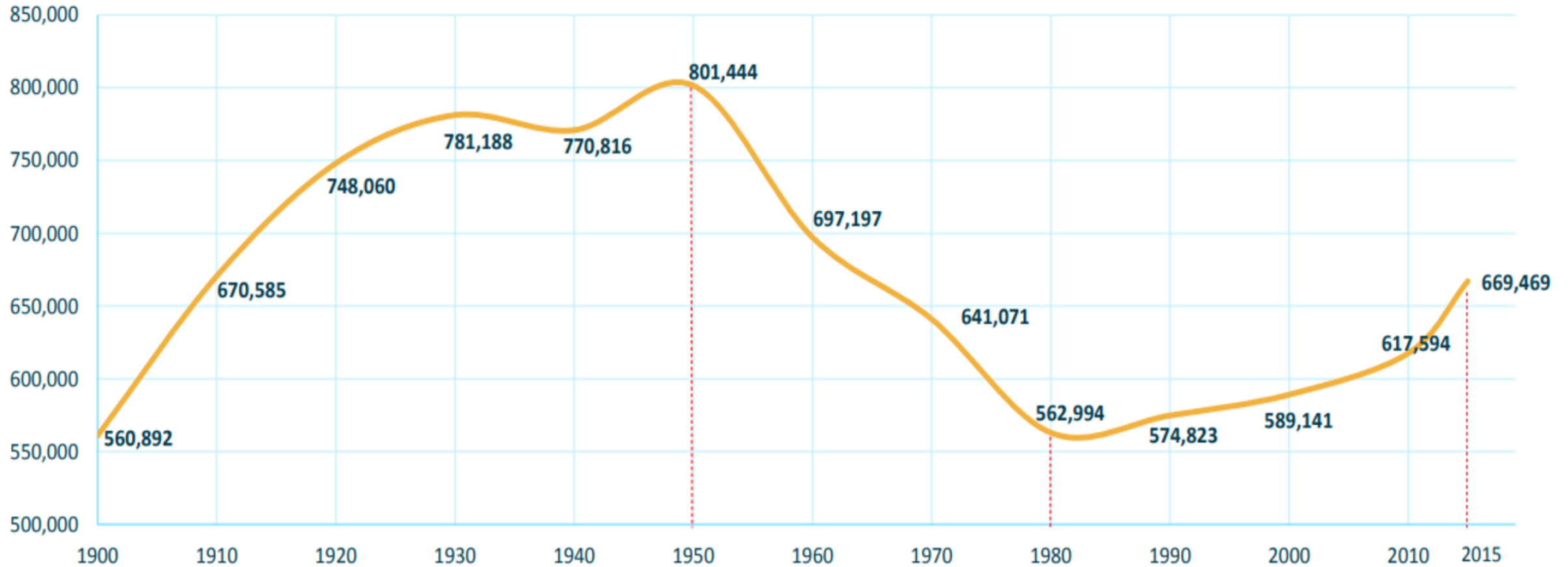
- From 1950-60 Boston lost 13% of its population (over 100k in 10 years and 250k in 30 years.)
- Loss of 48k jobs in manufacturing & 14k downtown finance jobs. Contributing to an 8% drop in city-wide employment.
- Meanwhile Greater Boston jobs increased by 22%.
- Boston has the lowest median family income of the nation's largest cities.



**Boston is like an apple
with a shiny skin, rotten
at the core.**

- Robert Ryan, *Pioneer of the Industrial Park Concept* 1950

Boston's Population (1900 - 2015)



- New York Streets (BHA)
- West End (Planned by BHA)
- Whitney Streets
- North Harvard



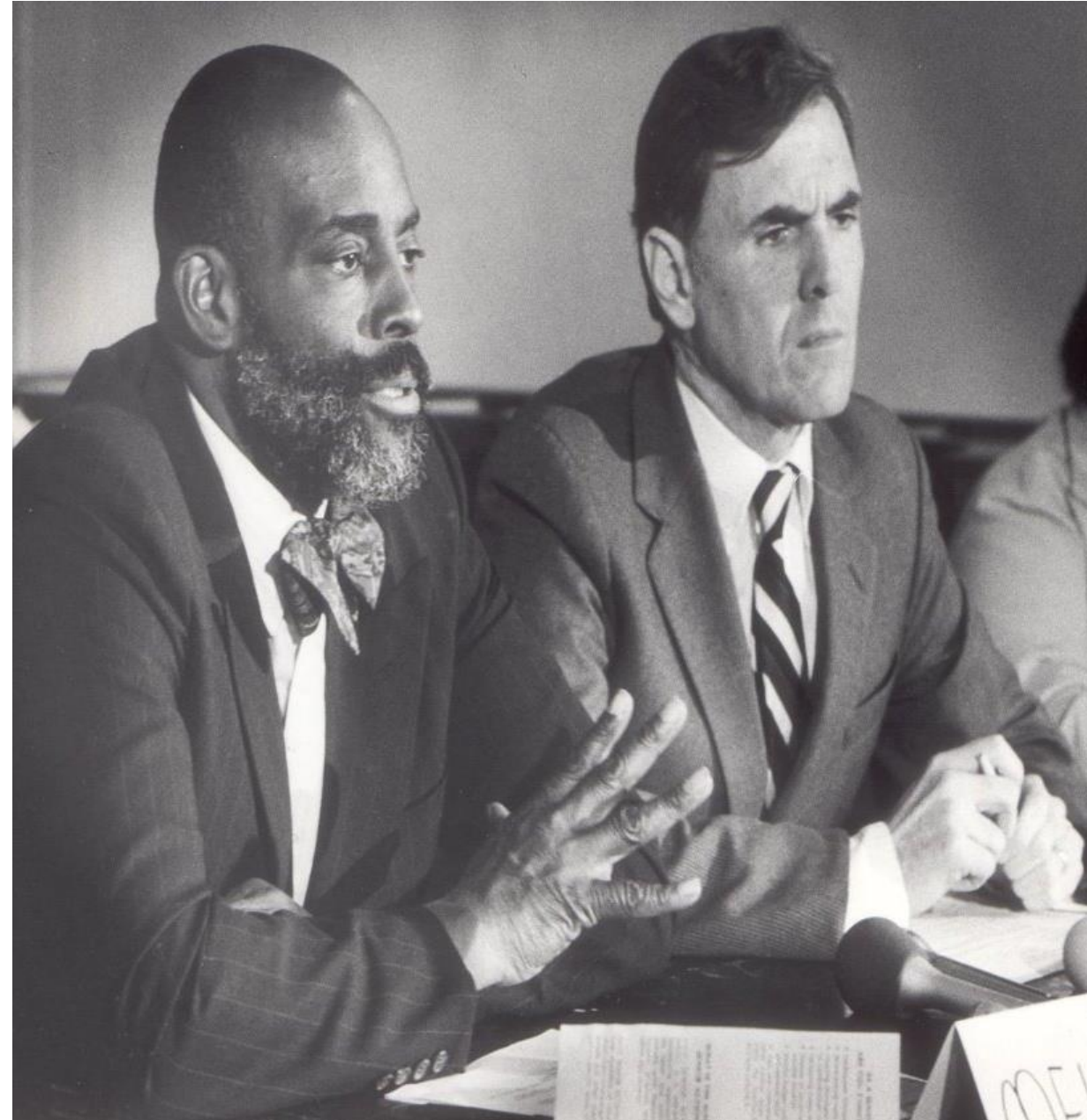
1957

Boston Redevelopment Authority



What was Learned?

- Emotional toll of displacement.
- Lack of voice for community (BRA takes over community process late in the game).
- The over emphasis on 1950's style high rises for the upper middle class and attracting of commercial/industrial uses back to the city.
- Failed promises for affordable housing and relocation.



1960-1970

Boston



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**“Is Boston worth saving?
The streets are choked
with traffic, vast jungles
of blighted housing, faded
business districts...**

**Is it worth the effort to
change this?” (1960).**

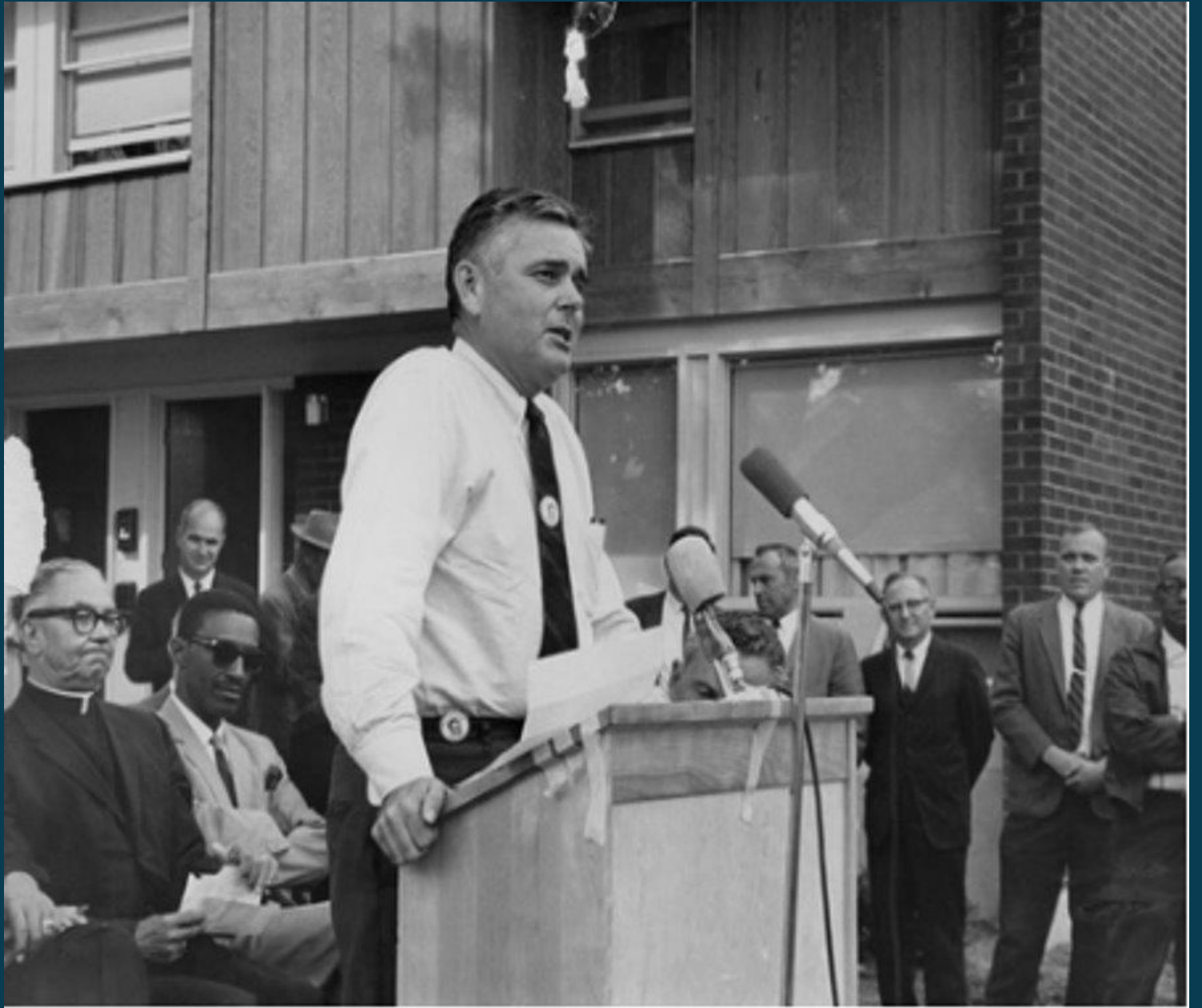
– Christian Science Monitor Article



1960	Total occupied	Owner occupied	%	Renter occupied	%
United States	53,023,875	32,796,720	61.9%	20,227,155	38.1%
Massachusetts	1,534,985	857,436	55.9%	677,549	44.1%
Boston	224,704	61,243	27.3%	163,461	72.7%
Allston	5,156	735	14.3%	4,421	85.7%
Back Bay	8,741	569	6.5%	8,172	93.5%
Beacon Hill	6,143	603	9.8%	5,540	90.2%
Brighton	17,581	4,278	24.3%	13,303	75.7%
Charlestown	5,978	1,672	28.0%	4,306	72.0%
Dorchester	44,314	14,379	32.4%	29,935	67.6%
Downtown/Chinatown	2,870	156	5.4%	2,714	94.6%
East Boston	13,294	3,889	29.3%	9,405	70.7%
Fenway	10,468	344	3.3%	10,124	96.7%
Harbor Islands	20	0	0.0%	20	100.0%
Hyde Park	8,104	4,833	59.6%	3,271	40.4%
Jamaica Plain	13,887	4,357	31.4%	9,530	68.6%
Longwood	1,069	52	4.9%	1,017	95.1%
Mattapan	6,968	3,267	46.9%	3,701	53.1%
Mission Hill	5,646	794	14.1%	4,852	85.9%
North End	3,990	444	11.1%	3,546	88.9%
Roslindale	8,508	5,089	59.8%	3,419	40.2%
Roxbury	22,452	4,111	18.3%	18,341	81.7%
South Boston	13,238	3,508	26.5%	9,730	73.5%
South Boston Waterfront	435	110	25.3%	325	74.7%
South End	16,589	1,528	9.2%	15,061	90.8%
West End	709	25	3.5%	684	96.5%
West Roxbury	8,544	6,500	76.1%	2,044	23.9%

1960's Ed Logue

Planning with
People



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Ed Logue

- Learned over time the importance on creating a city fabric that mixed the historic with modern.
- Sought to create cities that were more just & equitable by improving the quality of housing & learning over time how to minimize displacement.
- Believed that the public sector had to shoulder the responsibility of social problems and it was not realistic or appropriate to rely on the private sector for affordable housing.



- Skilled in securing Federal/State/Local dollars.
- Recruits competent staff from all over the country, increases employee counts to over 600 and make BRA employees amongst the highest paid public employees.
- Integration of Boards- Boston had the common experience of most American cities – sharply divided planning and development functions with separate staffs and boards.
- Create an advisory boards of architects, preservationists and design consultants (Landmarks).
- Emphasize rehabilitation in neighborhoods planned with folks in the community (elderly, affordable housing, schools and police/fire).
- Hired relocation officers to help reduce displacement outside of neighborhood.
- Helped obtain low interest loan funding to allow residents of the area a chance at homeownership.



1965 Downtown Waterfront Faneuil Hall Plan





- Developer Kit : Commercial Street
- BRA took 18 buildings turning them into owner occupied residences for neighborhood people.
- “The 1830s warehouse was a wreck, with the roof in total disrepair and interior filled with barrels of water and rons of rubble”.
- Some buildings were move in ready 7 months after disposition.

House Call

Another waterfront star

By Estelle Bond Guralnick
Photos: William Ryerson

Five years ago, the Boston Redevelopment Authority took 18 buildings by eminent domain with the stated intent of turning them into owner-occupied residences for neighborhood people. Of the 164 applicants for the handful of empty warehouses, the BRA chose 14 North End residents and four from the waterfront. Mark Cangiano was one of the lucky four.

To be eligible, Cangiano had to complete a developer's kit and to show financial responsibility. The residency requirement was easy, since he not only lived on the waterfront but also maintained an insurance broker's office on Commercial Wharf. The buildings were conveyed last year, and subsequent events have proved that Cangiano was a sound ownership choice, since his was one of the first to get started.

To the uninitiated, the prize might not have seemed worth vying for. Once occupied by the Ararat Grocery Co., the 1830s warehouse — built when Commercial street actually was the Boston waterfront — was a predictable wreck, its roof in total disrepair and the interior filled with barrels of water and tons of rubble. But just seven months after the work was started, Mark moved in with his bride of less than a year, plasterers still at work, no water except in the bathroom, no finished stairs. “We moved into chaos,” they blithely recall.

Most major renovations are hairy experiences, but in fact Karen and Mark Cangiano seem to have sailed through theirs with a minimum of trauma. Though living on-site with the work going on couldn't have been easy, they enjoyed watching the apartment take shape and were able to catch any details that weren't quite right. But perhaps the factor most in their favor was their satisfying relationship with the professionals involved.

For the design, they chose Boston architect William Gridereng, who knew their tastes well, had experience

 A photograph of a modern living space. The room features a high, vaulted ceiling with exposed wooden beams and a brick wall on the right. A couple is sitting on a dark sofa in the foreground, and a dog is lying on the floor in front of them. In the background, there is a dining area with a table and chairs, and a kitchen area with a window. The overall atmosphere is warm and contemporary.

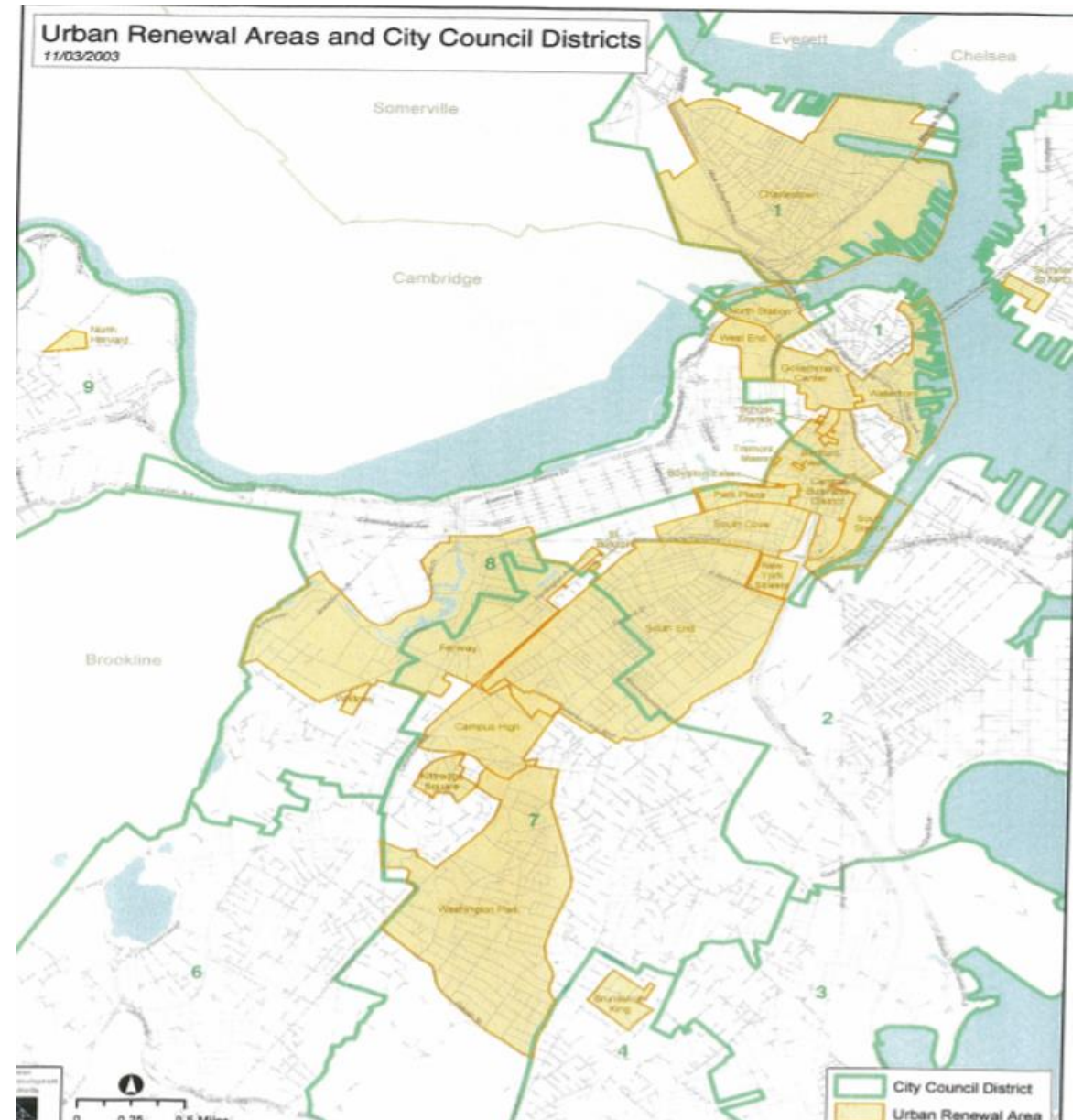


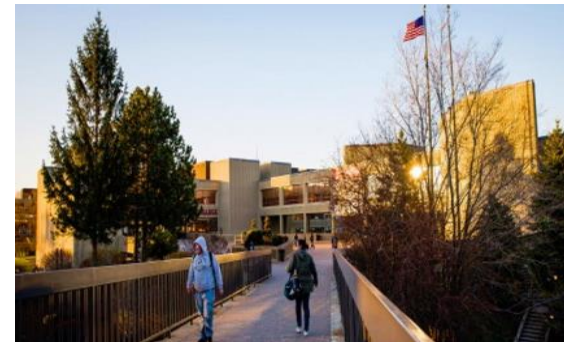
1970 - Present

23 Urban Renewal Plans Exist in Boston



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03

Urban Renewal Basics



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**What is an Urban Renewal
Plan?**



- Goals
- Planning Objectives
- Design Principles & Sub Areas Restrictions
- Renewal Actions - Public Improvements and Rehabilitation Standards/Expectations
- Land Use and Building Controls
- Historic Restrictions (Faneuil Hall Blackstone Area)
- Design Review Requirements
- Health/Safety Restrictions
- Façade/Landscaping/Roof/Signage Requirements
- Urban Renewal Preferences



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downtown waterfront
faneuil hall
urban renewal plan

BOSTON
REDEVELOPMENT
AUTHORITY 

CHAPTER II: OBJECTIVES

SECTION 201: Basic Goals

The basic goal of urban renewal action in the Downtown Waterfront-Faneuil Hall Area is to stimulate and to facilitate development efforts in the area, by eliminating those severe conditions of blight, deterioration, obsolescence, traffic congestion and incompatible land uses which hinder private investment in new development without the aid of governmental action, in order to (1) revitalize a key portion of downtown Boston; (2) upgrade the pattern of land uses close by the North End residential community; (3) establish a functional connection between the area and its surrounding districts; the North End, the Government Center and the Financial District; and (4) provide an environment suitable to the needs of contemporary real estate development.

SECTION 202: Planning Objectives

Planning objectives of the Project are as follows:

- (1) To eliminate a pattern of land uses and blighting conditions which
 - (a) creates severe traffic congestion in the area;
 - (b) exerts a depressing effect on adjacent areas;
 - (c) inhibits the development of real property to its fullest economic potential.
- (2) To eliminate obsolete and substandard building conditions which are a factor in spreading blight to adjacent areas.
- (3) To prevent the further erosion of property values.
- (4) To protect and strengthen the tax base of the city.
- (5) To encourage productive and intensive use of the land.
- (6) To create opportunities for development of a downtown residential community offering a range of housing types and rentals.
- (7) To provide sites suitable for the construction of efficient, economical buildings.
- (8) To promote the preservation and enhancement of buildings in the Project Area which have architectural and historical significance.

7948 535

- (9) To create an environment which is conducive to the investment of funds in the rehabilitation, conversion and general upgrading of property.
- (10) To create an area with a mixture of land uses compatible with living, working and recreational opportunities.
- (11) To create an area for the development of marine or marine-oriented activities designed to stimulate tourism and symbolize the importance of Boston's historic relationship to the sea.
- (12) To provide for the efficient flow of traffic within and through the area.
- (13) To improve streets and utilities and the landscaping of public areas.
- (14) To provide public ways, parks and plazas which encourage the pedestrian to enjoy the harbor and its activities.
- (15) To develop the area in such a way as to stimulate improvements in adjacent areas.

Additional Objectives

- Rehabilitate buildings to create improved commercial space, elderly facilities and residential units available to those in a wide range of income levels.
- Traffic Improvements.
- Improvement of underground public utilities.
- Recreational and Community facilities/open space improvements.



SECTION 902 : Relationship to Definite Local Objectives

(1) Land Use

The Project plans will help achieve the local objectives of providing new and improved office space in downtown Boston and the creation of new residential units available to a wide range of income levels. The office and residential uses in the area will be supported by accessory uses, including retail and service establishments, parking and transient facilities. In addition to the stated objectives directed at the renewal of this important downtown area of the city, the present Urban Renewal Plan will help achieve the local objective of developing the area's potential as a tourist attraction through the improvement of pedestrian access and the linkage of the area to the surrounding sections of the Boston peninsula.

(2) Traffic Improvements

The Plan will enable selective improvement within the overall street system of the Project Area in keeping with traffic and parking requirements for the new improvements within the project and will provide sufficient off-street loading throughout the project. It will thus meet the local objective of reducing congestion, reducing accidents, and providing suitably located parking areas.

(3) Improvement of Public Utilities

The Urban Renewal Plan proposes the relocation, abandonment or replacement, as necessary, of all existing sub-standard or inadequate underground public utilities with new underground lines adequate in capacity and flow and in conformance with local standards.

(4) Recreation and Community Facilities

The Plan will provide a system of public open spaces within the project which will facilitate pedestrian access and heighten the appeal of the new buildings. This goal has long been an important part of the planning objectives for the area.

Building and Land Use Requirements



TABLE OF LAND USE AND BUILDING REQUIREMENTS

LAND USE		BUILDING REQUIREMENTS				
Site Designation	Permitted Uses	Max. Bldg. Height (In Ft.)	Max. Floor Area Ratio	Minimum Parking Spaces	Vehicular Access	Arcades or Ground-Floor Setbacks
A-1	General Business	60	3	--	--	--
A-2	Residential	300	8	3 for each 4 dwelling units	--	--
A-3 ^{2/}	General Office General Business	125	8	600 ^{1/}	Not from Atlantic Avenue	10' in depth along India & Milk Streets and East Frontages
A-4	General Office General Business Transient Housing Institutional	125	6	-- ^{3/}	--	10' in depth along frontages facing on to the water slip between Central & Long Wharves
A-5	General Office ^{4/}	50	5	-- ^{1/}	--	10' in depth along Eastern frontage
A-6 ^{2/}	General Office	250	10	-- ^{1/}	Not from Atlantic Avenue	10' in depth along Northern & Southern, Eastern frontages
A-7	General Office General Business Transient Housing Institutional	150	5	-- ^{3/}	--	10' in depth along Southern frontage
A-8	Public Open Spaces	--	--	--	--	--

-19-

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- 1/ No open parking permitted.
- 2/ No building setback permitted along Atlantic Avenue frontage.
- 3/ If transient housing is developed, 3 enclosed parking spaces shall be provided for each 4 guest rooms. In addition, up to 15 open parking spaces may be provided upon a demonstration of need.
- 4/ In the event this parcel is not disposed of to the New England Telephone & Telegraph Company for an addition to its existing building. The use shall be public open space.

Sub Areas Controls

- Waterfront Area
- Waterfront North Area
- Central Housing Area
- Central Artery Area
- Faneuil Hall Blackstone Market Area

(3) Central Housing Area - Parcel C-2 (See Map 2)

This area is to contain a mixture of new and rehabilitated housing suitable for moderate-income families. The housing should be of simple design in keeping with the character of the adjacent North End. It should relate also to the new and rehabilitated housing on the waterside of Atlantic Avenue so that the entire area can take on the character of one neighborhood.

Building coverage should be moderately high. Building heights should be generally low so that the old granite structures in the area which are to remain will be the most prominent buildings, suggesting the historic continuity of the area. Small interconnected open space and pedestrian ways should be provided. Buildings should be arranged in such a way as to clearly define street spaces in the same manner as street space in the adjacent North End is defined.

Local retail is to be encouraged, particularly on the ground floor of the rehabilitated granite buildings and the new structures along Richmond Street.

(4) Central Artery Area - Parcels D-1, D-2 to D-6 and D-10 (See Map 2)

This area is not susceptible to treatment in terms of one design concept. Therefore, design goals are expressed for individual parcels or small groupings in the following manner:

- (a) Parcel D-1 - It is intended that the building on this parcel be sufficiently massive and continuous to emphasize the continuity of the curve of Atlantic Avenue, yet not so high as to dwarf nor to seem to cut off the residential areas to the rear from contact with the Harbor.

Maximum ground floor coverage of the site is encouraged.

Maximum advantage should be taken of the location across from the public park and the water by providing highly visible publicly oriented uses on the ground floor along Atlantic Avenue.

- (b) Parcels D-2 to D-6 - It is intended that buildings on these parcels be occupied by active commercial uses on the ground floor. The buildings should provide a serene visual backdrop along Atlantic Avenue. They should be high enough to mask the expressway in the rear, but not so high as to increase the sense of a wall between downtown and the water's edge.

Historic Areas Restrictions

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SECTION 504: Historic Faneuil Hall-Blackstone Area

The following blocks constitute an area that has special historical and architectural significance: Blocks 48, 49, 50, 51, 52, 89, 90, 91, 92 and 99. See Section 204 (5) of this Plan for a description of the special importance of this area.

Because of the historic significance of the Faneuil Hall-Blackstone Area, the Authority intends to exercise strict control over the use of land and buildings to make sure that no uses, development, or changes of any sort are made which are detrimental to the area's historic character.

Each building in this area must be so used, and maintained in such condition, that it conforms to the objectives of preserving the area as an active historic block. If any building is to be changed or demolished, the Authority shall be given 60 days' notice in writing of the owner's intent so to change or demolish. Following the receipt of such notice, the Authority may acquire the property for subsequent disposition to a developer willing to undertake rehabilitation activities.

Owners of each building in this block will be invited to submit proposals for the rehabilitation of such building.

Each such proposal shall be submitted to a special review panel set up by the Authority and consisting of eminent architects and historians who shall review such proposals on the basis of studies made and to be made on the preservation of this area and shall make recommendations with respect thereto to the Authority. In determining the appropriateness of such proposals, the Authority will take into consideration the objectives set forth in Section 204 (5) of this Plan; and the provisions of Chapter 7 of this Plan, together with such historic data as may be appropriate.

Properties in this block not rehabilitated in accordance with proposals approved by the Authority may be acquired by the Authority.

Design Review Requirements (Fills in the gaps)

SECTION 603: Design Review

All development and rehabilitation proposals and architectural plans will be subject to design review, comment and approval by the Boston Redevelopment Authority prior to land disposition and prior to the commencement of construction.

In order to assure compliance with the specific controls and design objectives set forth in this Plan and as more specifically set forth in disposition documents, the Boston Redevelopment Authority shall establish design review procedures and evaluate the quality and appropriateness of development and rehabilitation proposals with reference to the design objectives and requirements set forth in this Plan and in the disposition documents. The procedures will be instituted so as to provide for a continuing review in order to achieve the best in urban design for the city.



- (c) Arcade - An area of a building which is open to public access along its entire length.
- (3) Landscaping - All open areas must be suitably landscaped so as to provide a visually attractive environment.
- (4) Sign Control - Signs within the Project Area shall be restricted to the non-animated and non-flashing type, identifying only the establishment and nature of its products. All signs must be suitably integrated with the architectural design of the structure which they identify. No sign shall project beyond the face of the building more than 24 inches. The size, design, location and number of signs shall be approved by the Authority. No signs or advertising shall be placed on the exterior facade on or above the floor level of the third floor of any structure. No sign shall project above the roof of the structure on which it is mounted. Any exceptions to the above controls, or the placement or replacement of any sign during the 40-year duration of this Plan, must be approved by the Authority.
- (5) Exterior Lighting - Exterior lighting may be used to light doors, entrances, show windows, plazas, open spaces and water surfaces. Such lighting shall be located and shielded so as to prevent glare on adjacent properties. No flood lighting of buildings or streets will be permitted except by special approval of the Authority.
- (6) Off-Street Loading - Developers and owners of all buildings shall demonstrate to the satisfaction of the Authority that the off-street loading needs of the property will be met adequately, or that the lack of such facilities is due to existing conditions, but will not be detrimental to surrounding areas of the Project. The following are guidelines to the off-street loading bay requirements applicable to the uses permitted in the Project Area:

Additional Requirements

- Exterior Facades and Roofs
- Advertising Approval
- Rehabilitation Standards (Materials, Workmanship)
- Public Improvement Requirements (Sewer/Police/Fire/Utilities)
- Disability Requirements
- Subway Access Facility Improvements





What is a Land Disposition Agreement?

A Land Disposition Agreement is a contract between buyer and seller regarding use of land. It is a public control on the land.

Example: (Right) This Land Disposition Agreement allowed the preservation of a nursing home use in the North End.



NORTH END WATERFRONT.COM
News & Views for Boston's North End & Waterfront

HOME ABOUT ARCHIVES CONTACT NEWSLETTER CALENDAR "SUBMIT A POST" 🔍

Health & Environment Neighborhood Life

North End Nursing Home Hearing at Boston City Council Brings All Parties to the Table

By Matt Conti - Wed Sep 14, 2016 13 6

Officials and residents packed the Boston City Council chamber on Tuesday night, yet the operator of the North End Nursing Home said it still plans to close down the 140-bed facility in about a year.

For its part, the Boston Redevelopment Authority confirmed that restrictions on the property, designated under urban renewal, must be used for a nursing home and the BRA does not intend to relax those restrictions.



Armed with signs, residents packed the Boston City Council chamber for the hearing on the fate of the North End Nursing Home.



Section 302: Improvements and Submission of Plans

a. The Property and the Improvements shall be used for the operation of a combined nursing home - long-term elderly health care facility. Said operation shall include the provision of the following:

- (1) Eighty (80) skilled nursing beds and sixty (60) intermediate care beds;
- (2) Adult Day Care Center for at least twenty-four (24) participants;
- (3) Title VII Nutrition Program: approximately eighty (80) meals per day;
- (4) Home Care Program: serving approximately seventy (70) patients; and

- 4 -

21959 192

- (5) Other programs for the benefit of the elderly residents of the City as may be approved by the Authority, which approval shall not be unreasonably withheld.

b. No sign shall be erected or placed on the exterior of any building on the Property, nor on any portion of the Property which is not enclosed within a building, unless the character, location, design, size, shape, form and lighting of such sign shall have been approved by the Authority in writing. Without limiting in any way the scope of the Authority's review, no sign shall be approved which does not meet the following standards. Signs may only be erected or placed upon the ground floor street facade of each store, if any, or other individual use. No signs will be permitted on awnings or marquee, if any, nor on projections, if any, over the sidewalk. All signs shall be belt type. Flashing, illuminated signs, exposed neon signs or signs other than those relating to businesses on the site, if any, shall not be permitted.

Jenney Plaza J-1



to the streets that are open to the public.

Section 302: Improvements and Submission of Plans

- a. The Property shall be used for rehabilitation of the buildings thereon into retail, restaurant, and/or general business with landscaping, park and the additional requirement of the Redeveloper to construct sidewalks and street alignments and improvements on India Street and two areas adjacent to the Custom House in accordance with all improvements to be built in accordance with the Final Working Drawings and Specifications and the applicable standards and controls of the Plan. The Authority hereby represents and confirms to the Redeveloper that the proposed use of the Property and the Final Working Drawings and Specifications are permitted by and conform to the Plan. The Authority will not object or impede the Redeveloper from seeking additional grants from others to help finance construction of the Improvements; however, in any event, the Redeveloper is required to complete the Improvements, both public and private, required by this Agreement and the Final Working Drawings and Specifications.





**What are Urban Renewal
Tools and their benefits?**

Urban Renewal Tools



Urban renewal tools and the areas in which they are used must be periodically renewed. In Boston, both the Boston City Council and Massachusetts' Department of Housing and Community Development must renew them:

- Last renewed in August 2016
- Up for renewal in April 2022

1. Site Assembly

The agreed upon taking of property to accomplish certain public and private development projects.

Property is no longer taken without the agreement of the property owner.

2. Title Clearance

The taking of property to clear title. Important for financing of projects.

3. Vertical Discontinuances

Takings of a city's air rights over public ways to maintain and encourage diversity of building type and design in the city.

Zoning Controls

1. Land Use Controls

Use, FAR, parking and design restrictions specific to each Urban Renewal Disposition Parcel.

2. Urban Renewal Overlay Districts (U Districts)

Special Zoning areas within Urban Renewal Areas.

Housing Affordability Restrictions

Affordability restrictions can be imposed on properties located within urban renewal areas.

Urban Renewal Benefits

1. Unique Real Estate Acquisition Options/Disposition Options

The City of Boston is limited by City Charter to only acquire property for municipal purpose.

2. Ability to Negotiate Directly with Tenants (30B Exemption)

The BPDA can negotiate directly with tenants which allows for a large portfolio of ground leases and direct commercial leases to help achieve greater public good.

3. Enforcement and Re-Negotiation of Land Disposition Agreements

LDA restrictions ensure public policy outcomes specific to a property. UR allows us to renegotiate leverage those restrictions as public policy objectives change.

5. Bonding Authority

The ability to issue Bonds to acquire and create income restricted housing.

6. Preservation of Uses and Affordable Housing

Urban Renewal Regulatory Agreements can help protect specific uses such as Arts and Culture. Allows us a seat at the table when affordability restrictions expire.

7. Design Guidelines

Urban Renewal restrictions can preserve structures and or encourage a diversity of building types.

8. Economic Development

Ability to acquire a property interest in the context of assisting with Pilot Agreements and or other tax incentive programs.



Urban renewal tools and the areas in which they are used must be periodically renewed. In Boston, both the Boston City Council and Massachusetts' Department of Housing and Community Development must renew them:

- Last renewed in August 2016
- Up for renewal in April 2022



What is an Urban Renewal Action Plan?





CITY OF BOSTON
IN THE YEAR TWO THOUSAND SIXTEEN

AN ORDER REGARDING THE
PROMOTION OF COMMUNITY DEVELOPMENT
IN THE CITY OF BOSTON

- WHEREAS*, The City of Boston has worked tirelessly to promote the sound growth and development of the neighborhoods and provide places for Boston's residents to live, work, and recreate; and
- WHEREAS*, The results of this activity have been the creation of new homes and businesses, as well as new parks, schools, and other public facilities, leading to Boston's reputation as one of the world's most vibrant and livable cities; and
- WHEREAS*, While much progress has been made, there are many vacant and underutilized parcels; and
- WHEREAS*, The City's urban renewal program has effectuated great change in the City's central business district and neighborhoods, creating new opportunities for many of Boston's residents, and the urban renewal program is the appropriate method for redeveloping vacant and underutilized parcels; and
- WHEREAS*, The City of Boston maintains sixteen (16) active urban renewal plans originally approved by the Boston Redevelopment Authority ("BRA"), the Boston City Council, and the Mayor of Boston between 1957 and 1980; and
- WHEREAS*, Federal funding for urban renewal was eliminated in the early 1970s, leaving little public funding to complete the goals and objectives of the plans; and
- WHEREAS*, New England suffered a number of economic downturns in the intervening time, including the 1970s, 1980s, 1990s, and 2000s; and
- WHEREAS*, Despite the best efforts of the City of Boston and the BRA, several of the plans' renewal actions, design objectives, and other purposes remain incomplete; and
- WHEREAS*, By their provisions, the plans and the powers conferred and programs set forth will terminate in 2016 unless so extended; and

BRA
MARCH 23 2016

WHEREAS, The BRA seeks a 6 year extension for fourteen (14) of the active urban renewal plans that are set to expire on April 30, 2016; and

WHEREAS, Each plan includes within its provisions the ability to modify said termination date and extend said plans; and

NOW THEREFORE BE IT

ORDERED, In recognition of the City Council's authority in connection with the aforementioned urban renewal plan extensions, the BRA Director has agreed to seek BRA Board approval at the BRA's Board Meeting on April 14, 2016, to implement a series of procedural changes with respect to urban renewal plans in Boston, including: (1) committing to the Action Plan that is outlined below; (2) notifying the City Council via a filing of the minor modification notice by the BRA to the City Clerk in addition to the notifications that currently are in place; (3) providing the City Council with a digital copy of the minor modification notice via email transmission; (4) a commitment to testify at any hearing the City Council chooses to hold regarding a proposed minor modification to an urban renewal plan within the thirty day (30) notice period, with the protocol outlined below; (5) providing the City Council with a thirty (30) day notice of any proposed eminent domain taking of city-owned land in excess of 5,000 square feet; (6) providing the City Council with a thirty (30) day notice of any proposed eminent domain taking of properties occupied by private residents or private businesses; (7) meeting with the City Council twice per calendar year to provide updates on urban renewal activity; and (8) submitting an annual report of urban renewal activity to all members of the City Council; and

Action Plan items:

1. Extend the life of the notice and information page on the BRA website or related website beyond any approval of urban renewal extension as an information conduit for urban renewal activities by the BRA, including notice of all minor and major modifications.
2. Compile an inventory of all land disposition agreements ("LDAs") within urban renewal areas and make the same publicly available. The BRA's priority for the LDA inventory is the South End and Charlestown. The new digital database of LDAs will be organized in such a way to complement the BRA's ongoing efforts to modernize its ongoing management of property leases and land assets.
3. The BRA will evaluate and organize BRA-owned land.
4. The BRA will review the boundaries of plan areas to determine where modifications may be warranted, prioritizing the South End and Charlestown.

5. The BRA commits to exploring the creation of new urban renewal plan areas, including Mattapan.
6. The BRA will review the existing procedures surrounding disposition of BRA-owned land and revise protocols for land disposition accordingly, in such a manner that reflects community planning goals and priorities.
7. As part of the annual update, the BRA will continue to provide updates on progress of the completion of the urban renewal plans.

Outline of minor modification hearing protocol:

1. The BRA will file any minor modification notice with the City Clerk to be read into the agenda of the next City Council meeting. In accordance with the Rules of the City Council, the President can refer the matter to the appropriate committee which may hold a hearing on the notice and issue a non-binding report (the "Committee Report") to be included in the packet submitted to the BRA Board on the minor modification. Said report, if any, must be received within thirty (30) days of the time the notice is filed with the City Clerk.
2. Upon adoption of the Committee Report, the President of the City Council may file the Committee Report with the Executive Secretary of the BRA for transmittal to BRA Board members prior to any vote on the minor modification notice.

ORDERED, That the City Council does hereby approve the extension of the term of the urban renewal plans listed below, to April 30, 2022, subject to the BRA action as outlined above:

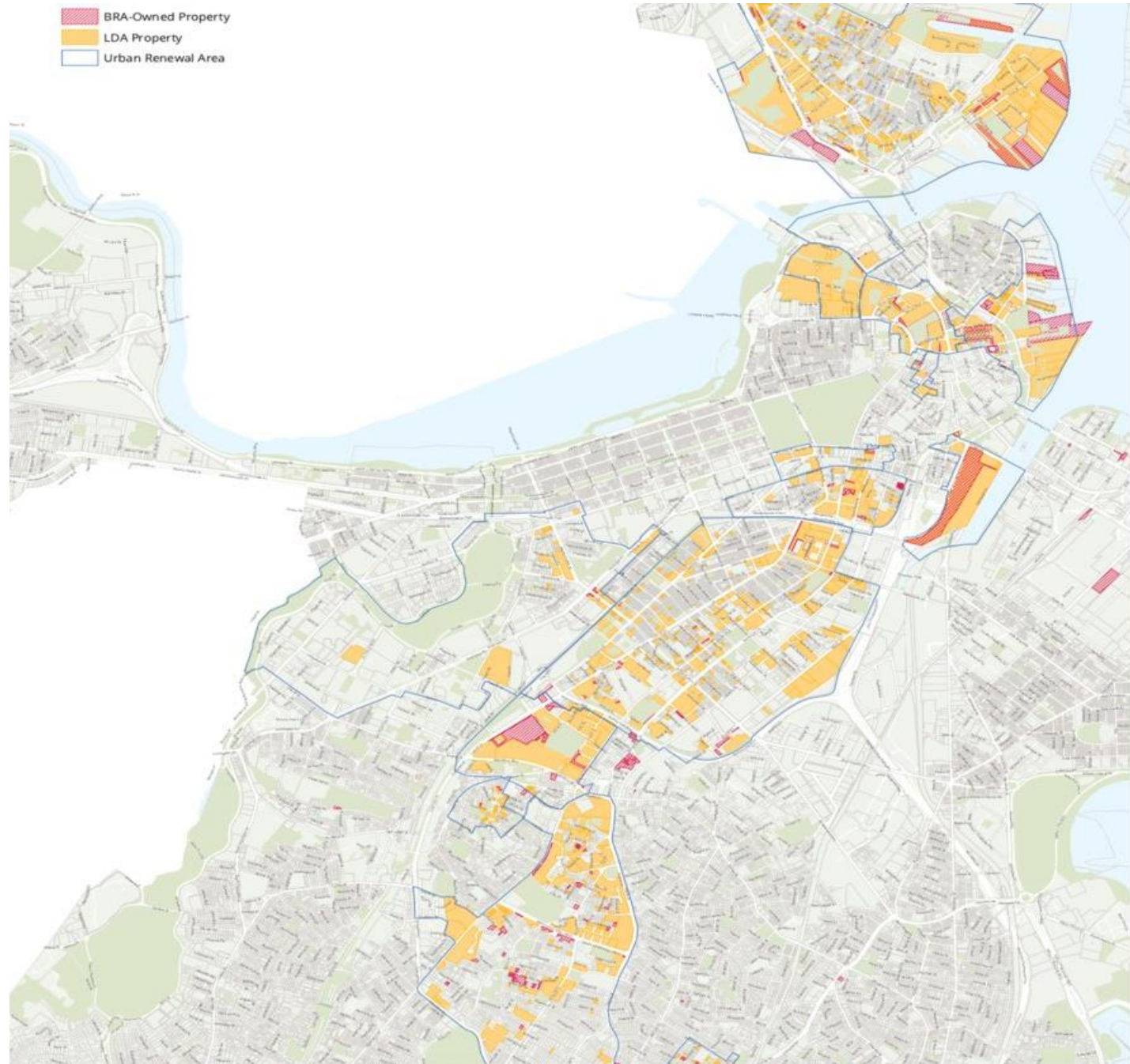
1. Brunswick-King Urban Renewal Plan
2. Campus High School Urban Renewal Plan
3. Central Business District Boylston-Essex Plan
4. Central Business District School-Franklin Plan
5. Central Business District South Station Plan
6. Charlestown Urban Renewal Plan
7. Downtown Waterfront/Faneuil Hall Urban Renewal Plan
8. Fenway Urban Renewal Plan
9. Government Center Urban Renewal Plan
10. Kittredge Square Urban Renewal Plan
11. Park Plaza Urban Renewal Plan
12. South Cove Urban Renewal Plan
13. South End Urban Renewal Plan
14. Washington Park Urban Renewal Plan

In City Council March 23, 2016. Passed; vote 10, 1135 N. Jackson, Fremoy, Zakris.
Approved by the Mayor March 28, 2016.

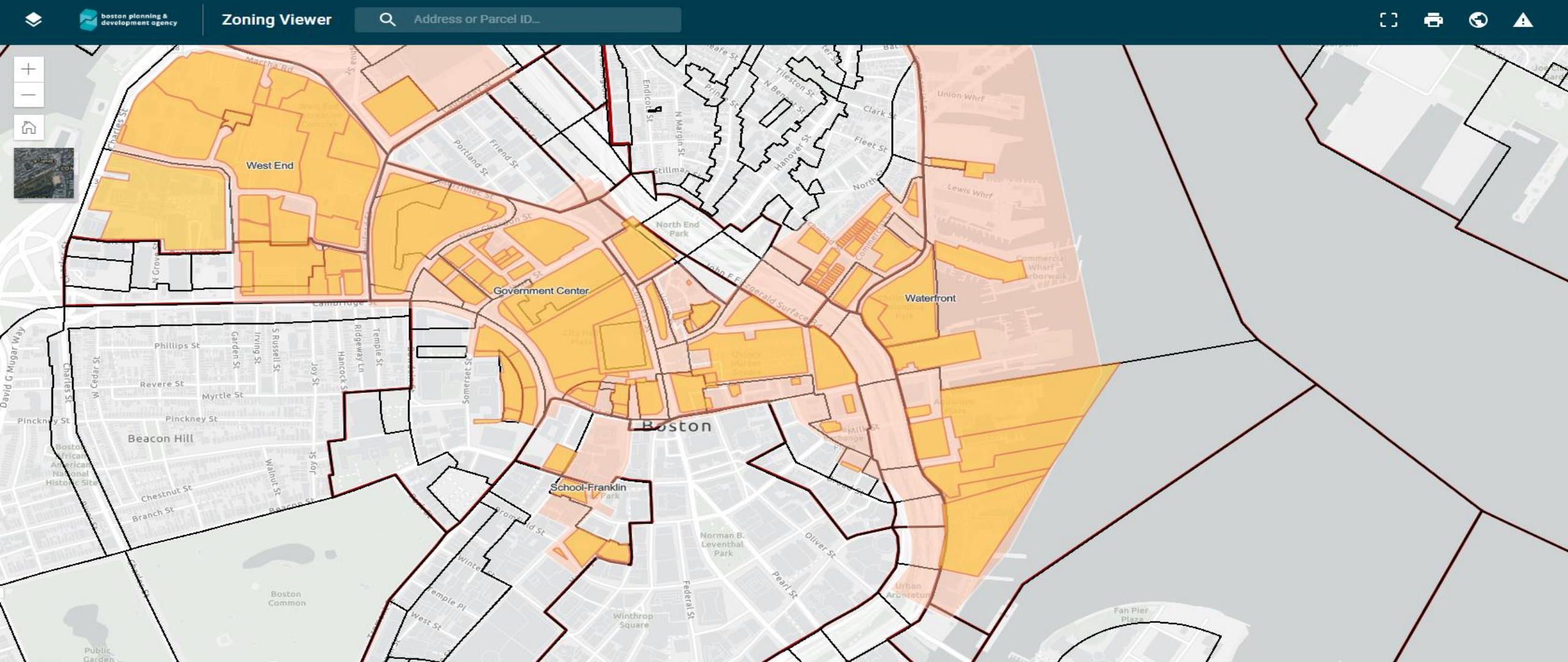
Attest:

Maureen Terney
City Clerk

BPDA Land Disposition Agreement & BPDA Owned Property Inventory



Urban Renewal on the Zoning Viewer

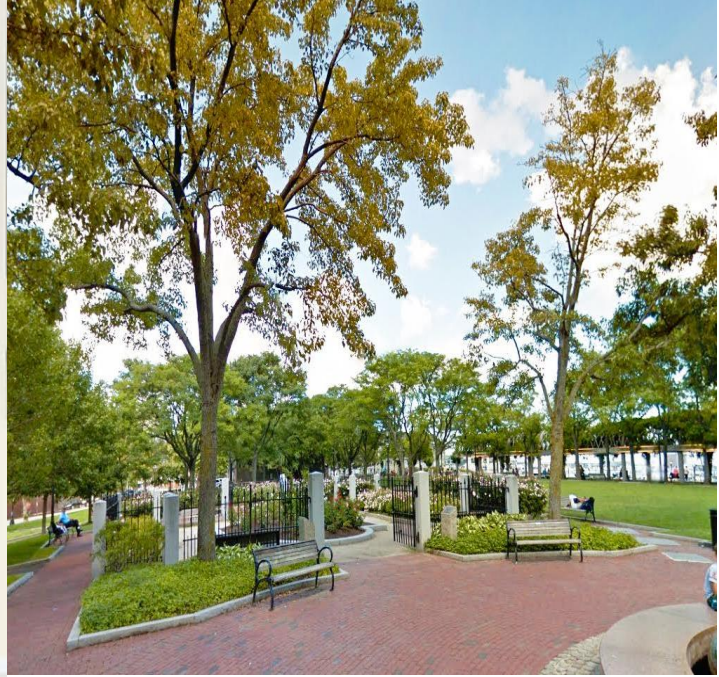






Mercantile Wharf
by Boston City Archives

☆ 1





BPDA Owned Land

This map displays property owned by the BPDA. The BPDA property inventory consists of land parcels ranging from small, unbuildable parcels best suited for use by abutters, to larger parcels and sites consisting of contiguous land parcels that are suitable for residential, mixed-use or commercial development. The Real Estate department conducts strategic property dispositions with the goal of maximizing public benefit generated from public land.

See [this page](#) for information on the BPDA Property disposition process.

Data keys:

- The fields **Address**, **Zip Code**, **Lot Size SF**, and **Built SF** pull from the [City of Boston Assessing Department](#) database.
- The **Neighborhoods** field refers to [BPDA neighborhood boundaries](#).
- The **Status** field provides information about whether a parcel is appropriate for development.
 - **Developable:** The parcel is appropriate for development, and the BPDA may choose to issue an RFP to develop the parcel in the future. The uses, development guidelines, design

Report

Area of Interest

Select draw mode

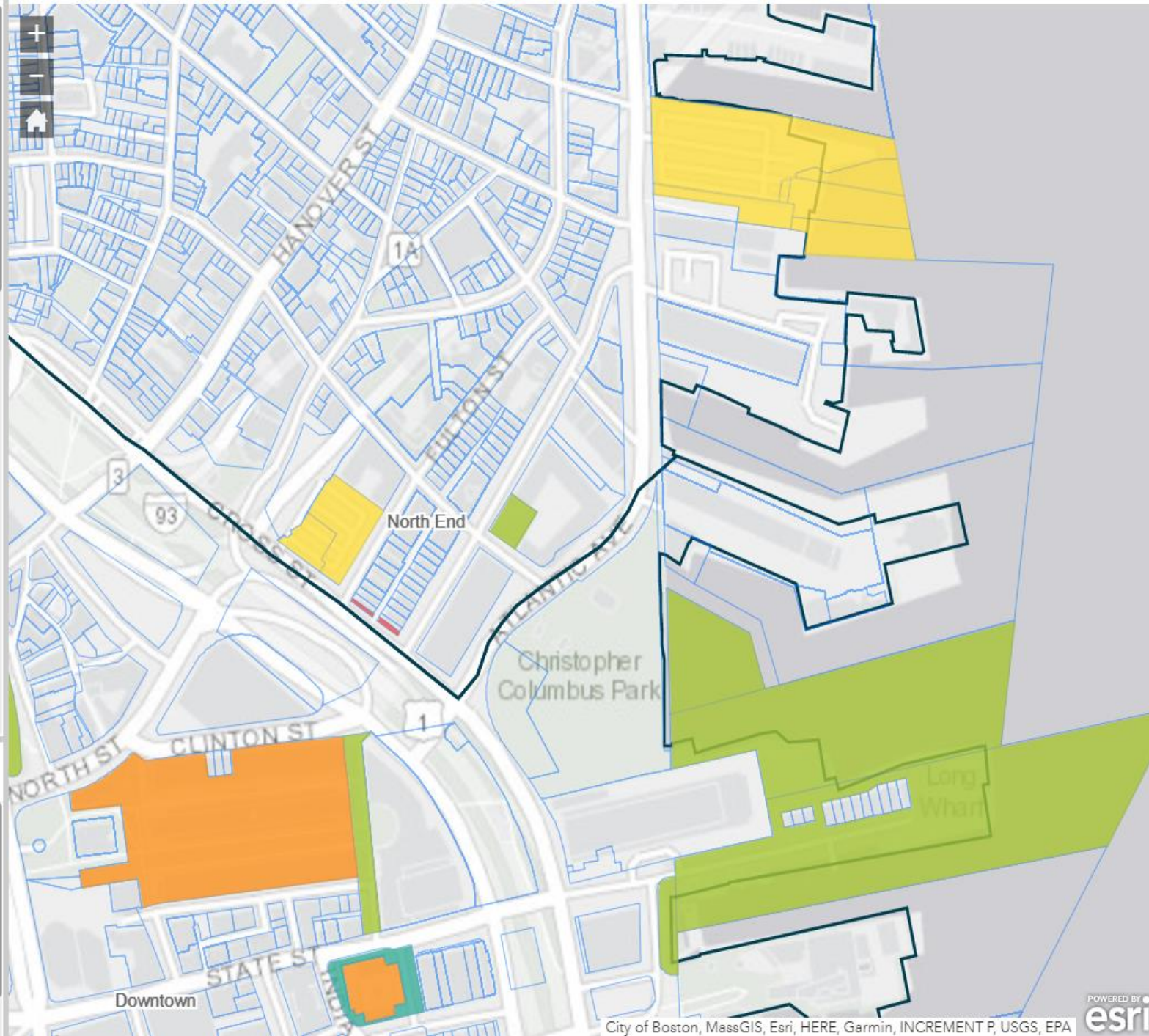


Buffer distance (optional)

Show results within

0

Miles



Legend

BPDA Parcels

- Developable
- Not developable
- Ground Leased
- Commercial lease/license
- Open Space/Community Garden
- Designated
- Future Planning Needed
- Parking lot/Garage
- Long Term Maintenance Agreement

Assessing Parcels



Layer List

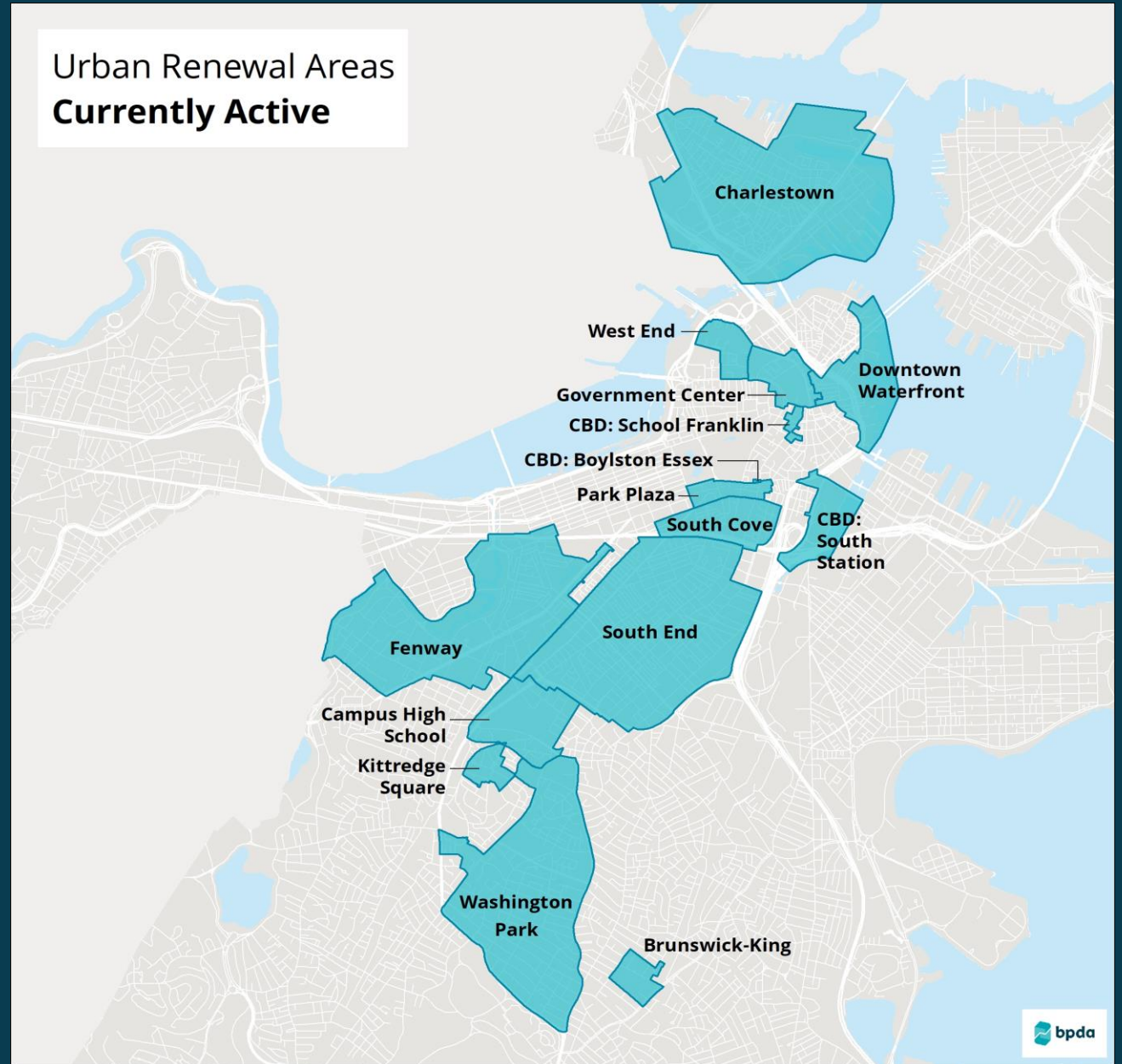
Layers

- BPDA Parcels
- Assessing Parcels
- BPDA Neighborhoods
- Zoning Subdistrict
- LDAs



04

2022 Proposals



Downtown Waterfront - Faneuil Hall



Actions Taken



Planning
Context



Regulatory
Restrictions



Owned
Property



**boston planning &
development agency**

Actions

Urban Renewal Plan Area Update

Below is a list of the urban renewal BPDA Board actions that have occurred since the 2016 extension. In total there have been 13 urban renewal related actions. The BPDA uses its urban renewal tools in the Downtown Waterfront-Faneuil Hall area predominately to facilitate redevelopment, to protect desired community land use controls and to ensure public access to the waterfront.

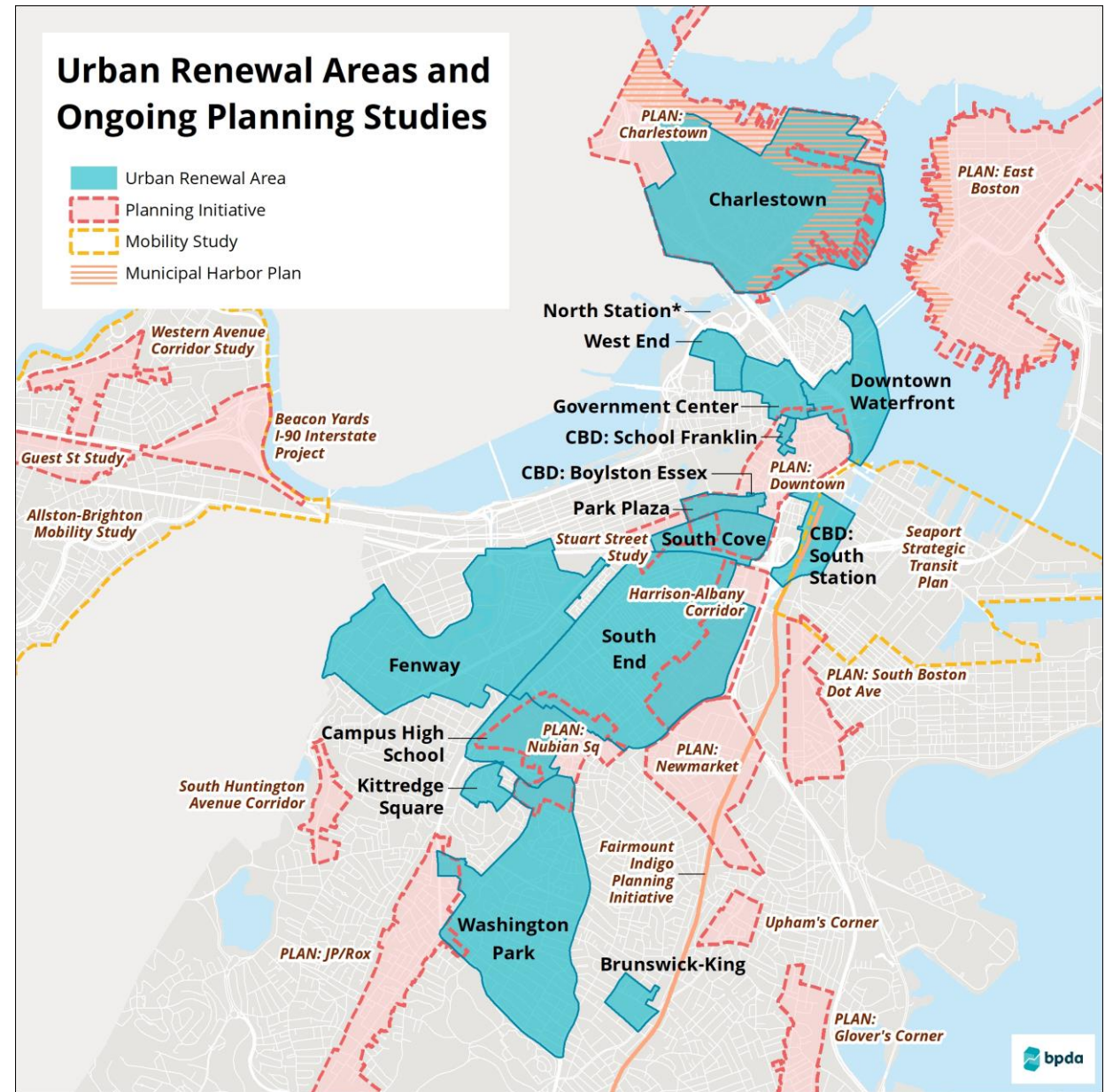


9/2020	Order of Taking, Execute Deed and LDA	Request authorization to adopt an Order of Taking for parcels of land located in India Street and Franklin Street within Parcel D-7 (a/k/a Block 214, Parcels 1 & 2) to adopt a Confirmatory Order of Taking for parcels of land in Well Street within Parcel D-7; and to execute a deed to BRG 55 India, LLC for said parcels, a Land Disposition Agreement.
10/2020	Petition the PIC, Order of Taking, Execute Deed & LDA	Request authorization to co-petition the Public Improvement Commission for the discontinuance of portions of John F. Fitzgerald Surface Road; to adopt an Order of Taking for parcels of land located at in John F. Fitzgerald Surface Road within Parcel D-7 (a/k/a Block 214, Parcels 1 & 2) and, to execute a deed to BRG 55 India, LLC for said discontinuance parcels, a Land Disposition Agreement.

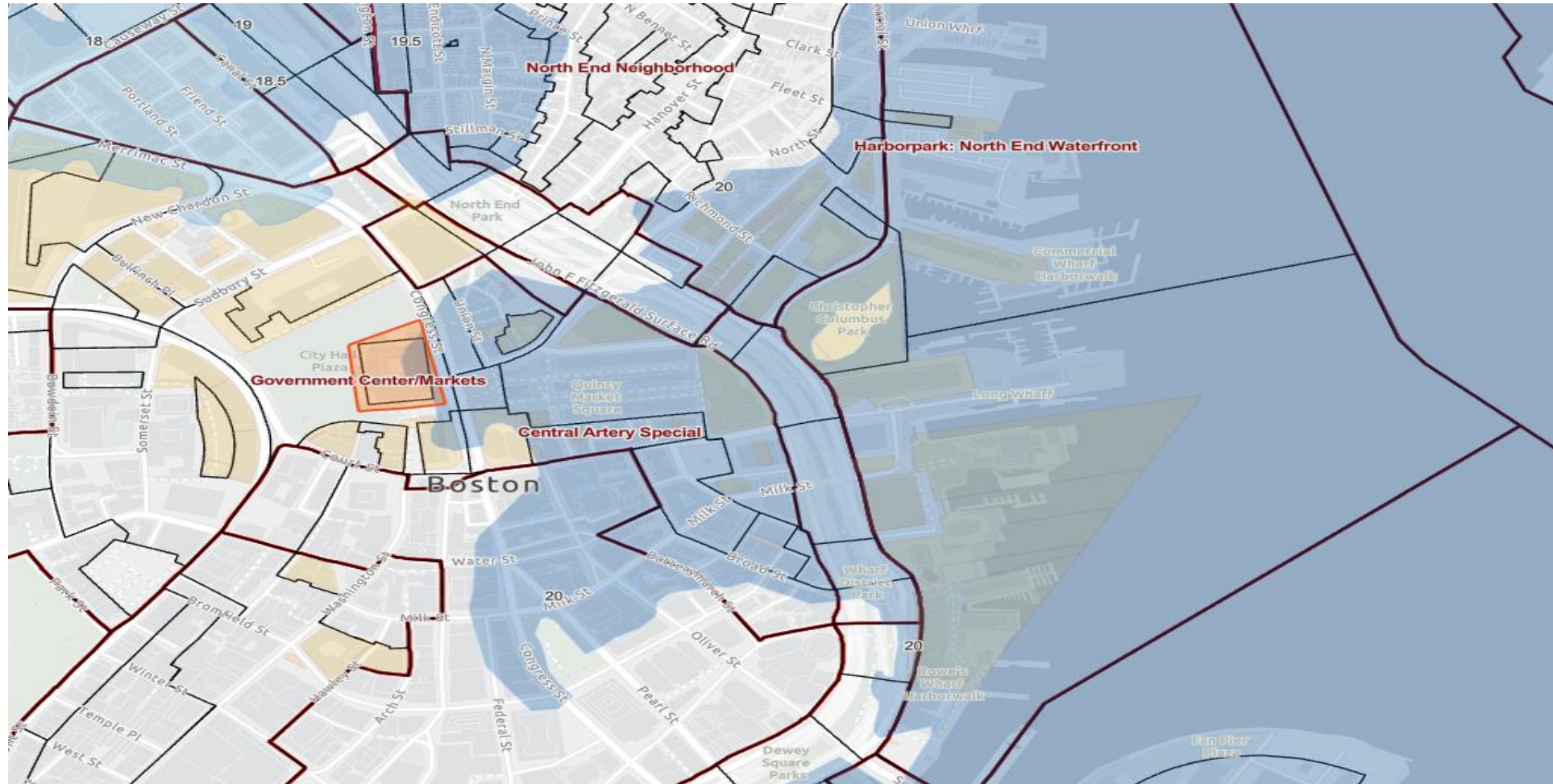


Furthering Planning Goals

- Imagine Boston 2030
- Plan: Downtown
- Downtown Waterfront Planning Initiative (Paused)
- Diversity, Equity and Inclusion Studies
- Covid 19 Research



Climate Resiliency and Environmental Goals

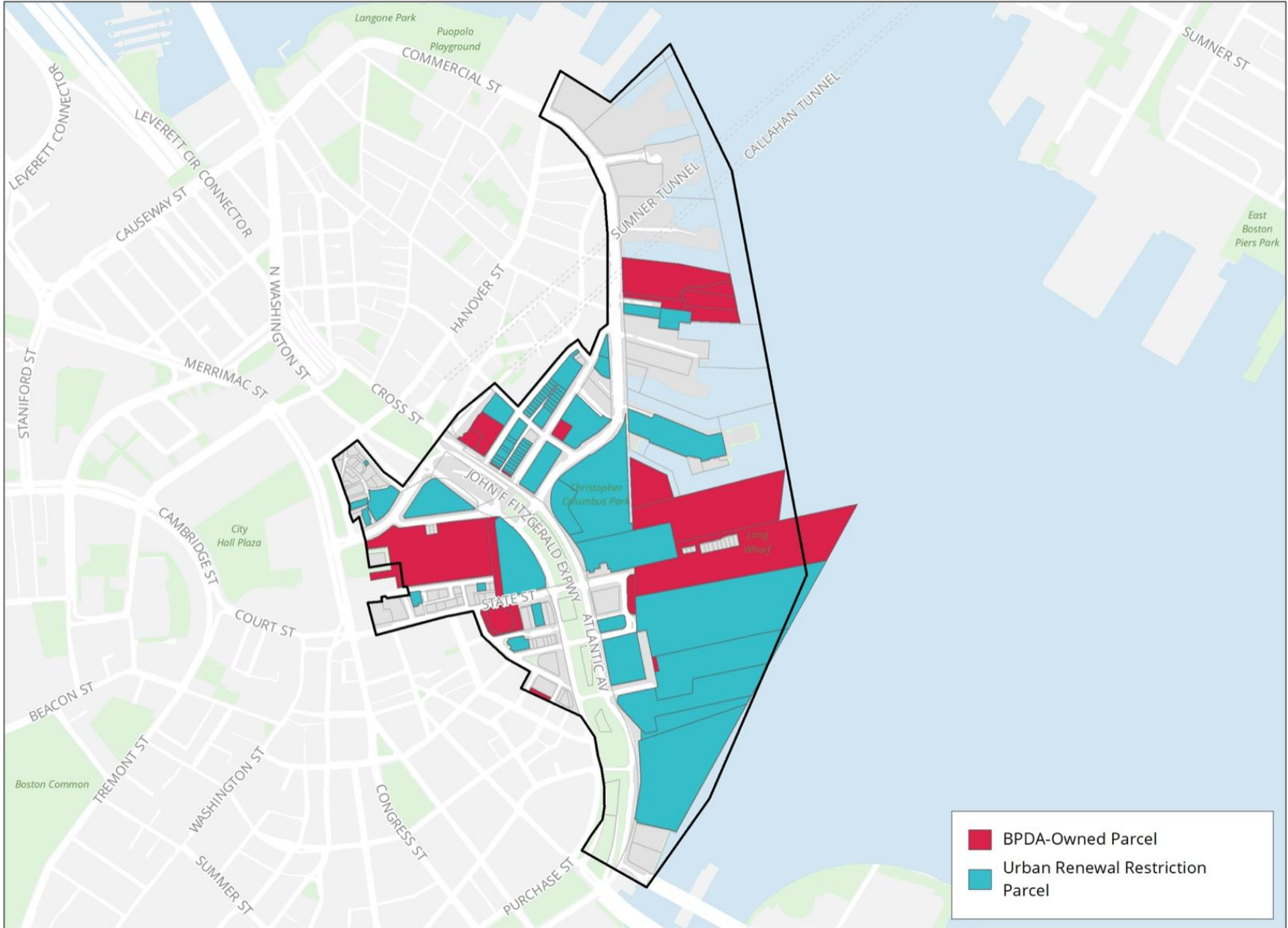


**How can Urban Renewal
tools effect climate
resiliency goals?**

Urban Renewal Use Cases:

- Street layouts, infrastructure, road realignment may be needed in conjunction with some private development.
- Elevation of Streets, public ways, plazas and property to limit coastal flood inundation.
- Integration of stormwater storage and infrastructure at or below grade.
- Structural reinforcement of subgrade conditions to limit storm surges.
- Alteration of building exteriors for shade and wind mitigation structures (some into the public way).
- Title Clearance should a land exchange be necessary.





BPDA Owned Property and Regulatory Restrictions

The BPDA continues to be active in the planning and disposition of the parcels it owns. Below is a comprehensive list of those 21 properties remaining in our inventory:

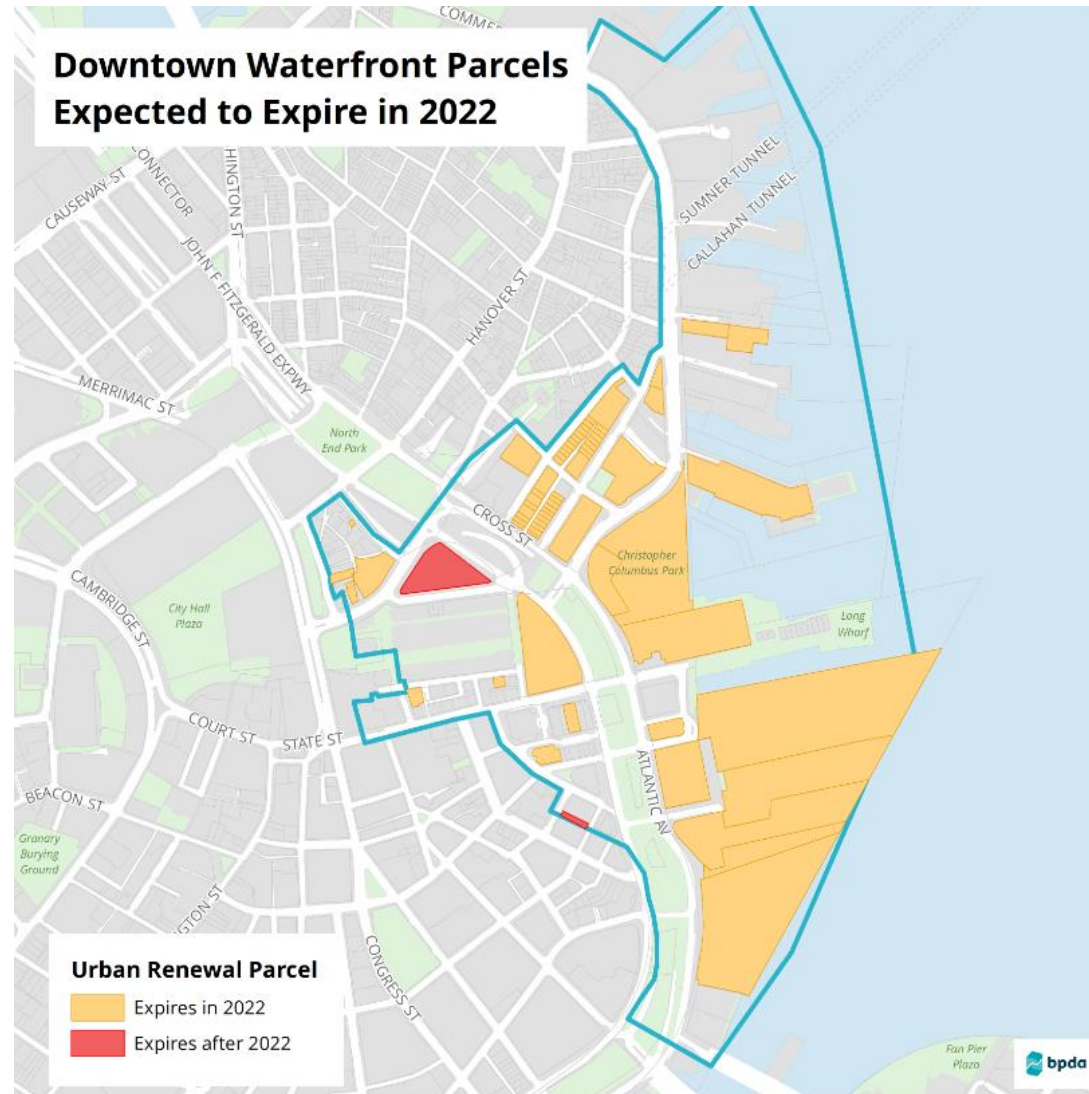
Urban Renewal Area	Assessing ID	Address	Lot Size	Use	Status	Review
DTWF Portion of Parcel B-3	0303036000	0 EASTERN AV	25550	Parking	Parking lot	Sargent's Wharf
DTWF Portion of Parcel B-3	0303035000	0 EASTERN AV	20568	Parking	Parking lot	Sargent's Wharf
DTWF	0302982010	0 E INDIA ROW	2371	Open Space	Open Space	Walkway at Harbor Towers
DTWF Parcel B-3	0303030500	269 COMMERCIAL ST	17218	Parking	Parking lot	Parcel B-3 Sargent's Wharf
DTWF	0303792000	0 STATE ST	22926	Open Space	Open Space	Walkway at Faneuil Hall
DTWF	0303822110	3 MCKINLEY SQ	18451	Commercial	Ground Leased	Leased to Marriott Ownership Resorts

Urban Renewal Restrictions

- 72 Parcels under regulatory restriction not including BPDA Owned property under lease/ownership.



Expiring Restrictions





**What other restrictions
exist besides the LDA?**

Rehabilitation Agreements



Remaining Objectives



- Redevelopment of Sargent's Wharf taking into account it's current use as parking.
- Redevelopment of lot on Cross/Fulton taking into account it's current use as parking.
- Working with ground tenant of Marketplace Center and Quincy Market to carry out goals of the plan while including the preservation of the historically significant property while upgrading it.
- Continued maintenance of the infrastructure and economic activity on Long Wharf while maintaining public access to the waters edge and Harbor Islands.
- To preserve public ways, parks, plazas including privately owned public spaces (POPS) to encourage pedestrians to utilize open spaces.
- Work with the developer of Harbor Garage for the redevelopment of the parcel consistent with goals of the plan.
- The use of eminent domain for title clearance for parcel assemblage, particularly important for land exchanges for climate resiliency measures.
- The use of urban renewal tools to aid in carrying out plans and initiatives for planning i.e. Boston 2030/Plan:Downtown.



Question and Answer



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**Why is Urban Renewal
only in Boston?**



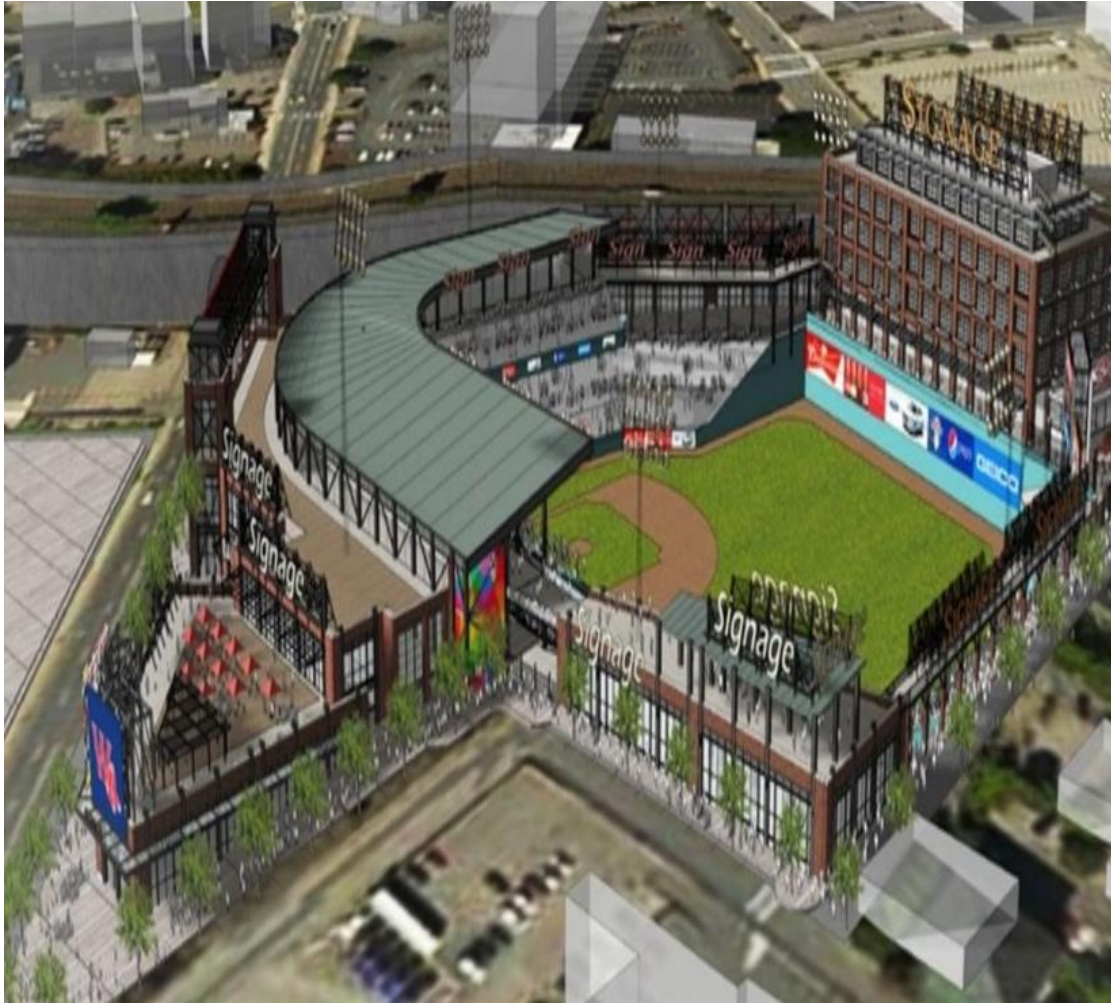
Commonwealth of Massachusetts
**DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT**

Charles D. Baker, Governor ♦ Karyn E. Polito, Lt. Governor ♦ Jennifer D. Maddox, Undersecretary

URBAN RENEWAL PROJECTS

1. Arlington – Symmes Arlington Conservation and Improvement Project, 2002
2. Attleboro – Downtown Urban Renewal and Revitalization Plan, 2007
3. Attleboro – Industrial/Business Park Urban Revitalization and Development Plan, 2003
4. Boston – 16 urban renewal plans (most amended to extend expiration date to 2022)
5. Brockton – Downtown Brockton Urban Revitalization Plan, 2016
6. Cambridge – Kendall Square Urban Renewal Plan, 1965
7. Carver – North Carver Urban Renewal Plan, 2017
8. Chelsea – Everett Avenue Urban Revitalization Plan, 1998
9. Everett – Everett Square Urban Revitalization Plan, 2019
10. Everett – Lower Broadway District Urban Renewal Plan, 2015
11. Fall River – Downtown Urban Renewal Plan, 2019
12. Fall River – Waterfront Urban Renewal Plan, 2019
13. Fall River – Kerr Mill Revitalization and Development Plan, 2000
14. Fall River – Municipal Airport Urban Renewal Plan (aka Commerce Park), 1997
15. Fitchburg – Downtown Revitalization and Development Plan, 2001
16. Gardner – Mill Street Corridor Urban Renewal Plan, 2013
17. Gardner – Urban Renewal Plan (Downtown), 2011
18. Greenfield – Bank Row Urban Renewal Plan, 2007
19. Holyoke – Connect. Construct. Create. A Plan for the Revitalization of Center City Holyoke, 2013
20. Lawrence – Lawrence TBD Urban Renewal Plan, 2017
21. Lowell – Ayer’s City Industrial Park Urban Revitalization and Development Project, 2014
22. Lowell – Jackson-Appleton-Middlesex (JAM) Revitalization and Development Project, 2000
23. Lowell – Acre Urban Revitalization and Development Project, 2000
24. Medway – Oak Grove Area Urban Renewal Plan, 2017
25. North Adams – Western Gateway Urban Heritage State Park Urban Renewal Plan, 1981
26. Quincy – Quincy Center District Urban Revitalization and Development Plan, 2007
27. Salem – Heritage Plaza East Urban Renewal Project, 1965/Salem Downtown Renewal Plan, Major Plan Change in 2012
28. Somerville – Union Square Revitalization Plan, 2013
29. Somerville – Assembly Square Revitalization and Development Project, 1980/Assembly Square Revitalization Plan, 2002 Major Plan Change
30. South Hadley – South Hadley Falls Urban Redevelopment and Renewal Plan, 2020
31. Southbridge – Downtown Southbridge Urban Revitalization Project, 2012
32. Springfield – 16 Urban Renewal Plan areas (various expiration dates)
33. Westfield – Elm Street Urban Renewal Plan, 2013
34. Worcester – Downtown Urban Revitalization Plan, 2016
35. Worcester – Union Station Urban Revitalization Plan, 1996

Urban Renewal in 2021





**Why can't the city just use
eminent domain?**



- The City of Boston Public Facilities eminent domain powers only extend to takings for a municipal purpose (i.e. public facilities).
- The cities powers do not extend for private development purposes and they are limited by statute for costs associated with takings.
- The city does not have the ability to clear title or do site assembly for private development or enter into a regulatory agreement within U-subdistrict.
- Certain funding require public ownership, allowing the BPDA to access funds if available.
- The Boston Planning and Development Agency is the planning and development arm of the city of Boston unlike the public facilities commission.



Mercantile Wharf
Rehabilitation and resi-
dential reuse of the pre-
existing building reinforce
the scale of the Park.

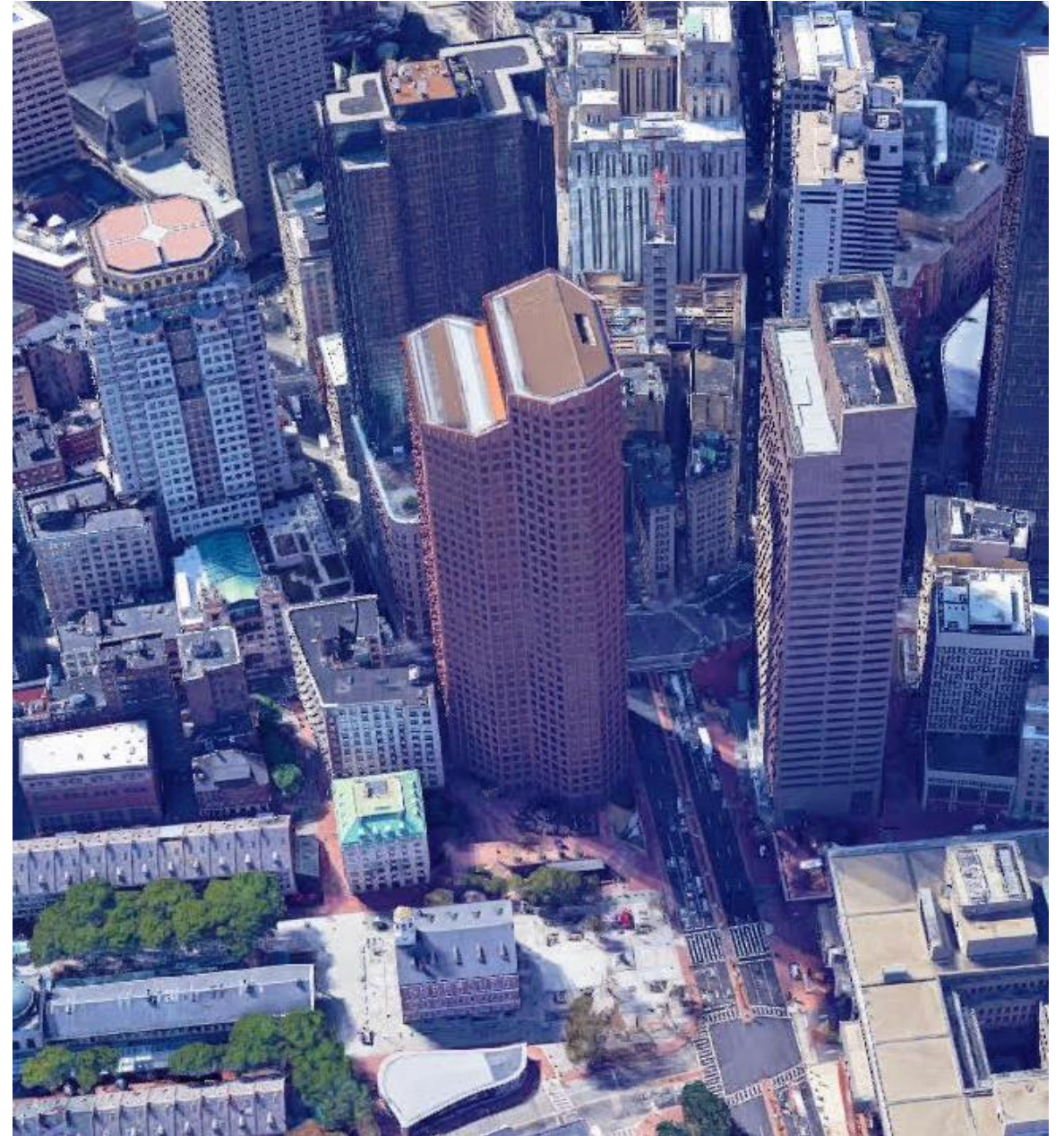
**What happens to Land
Disposition Agreements
if the plan sunsets?**

- Requirements and restrictions sunset and can not be enforced or transferred to another agency.
- BPDA loses controls within the LDA and Plan.



What happens to public mitigation or affordability required in the plan?

- Some Urban Renewal Parcels specify a certain % of total construction cost for public benefit including public art, parks improvements.
- Affordability would rely exclusively on IDP.





Other Issues?



- Urban Renewal Areas have pre-existing blight findings.
- Legal definition of blight is key to unlocking public financing sources in partnership with other public and private entities.
- Blight can be interpreted as a parcel difficult to develop.
- Boston is an old city and Title Clearance may stall some developments.
- Design Review issues.



Recap



**boston planning &
development agency**

- Plan – Sub-Area restrictions, Land Use and Design Review requirements within the Plan.
- Regulatory Agreements/Land Disposition Agreements/Rehab Agreements – To maintain public interest/leverage to extract maximum public benefit or design review.
- BPDA Owned Property – Future planning for Sargeant’s Wharf, Cross/Fulton Street Parking Lot and others under lease.
- Urban Renewal Tools – Climate Resiliency/future redevelopment of parcels.



Extra



**boston planning &
development agency**

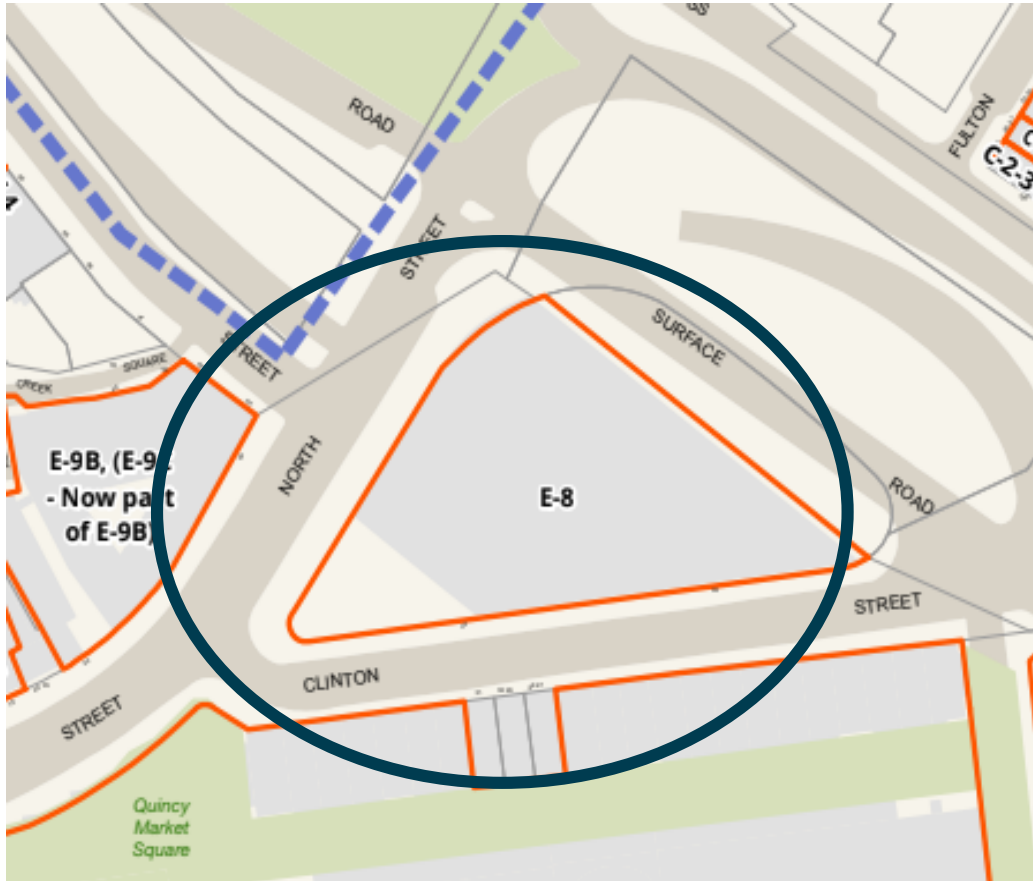
Frog Pond Foundation Open Space Parcels A-3N and A-3N-1



Dock Square Garage

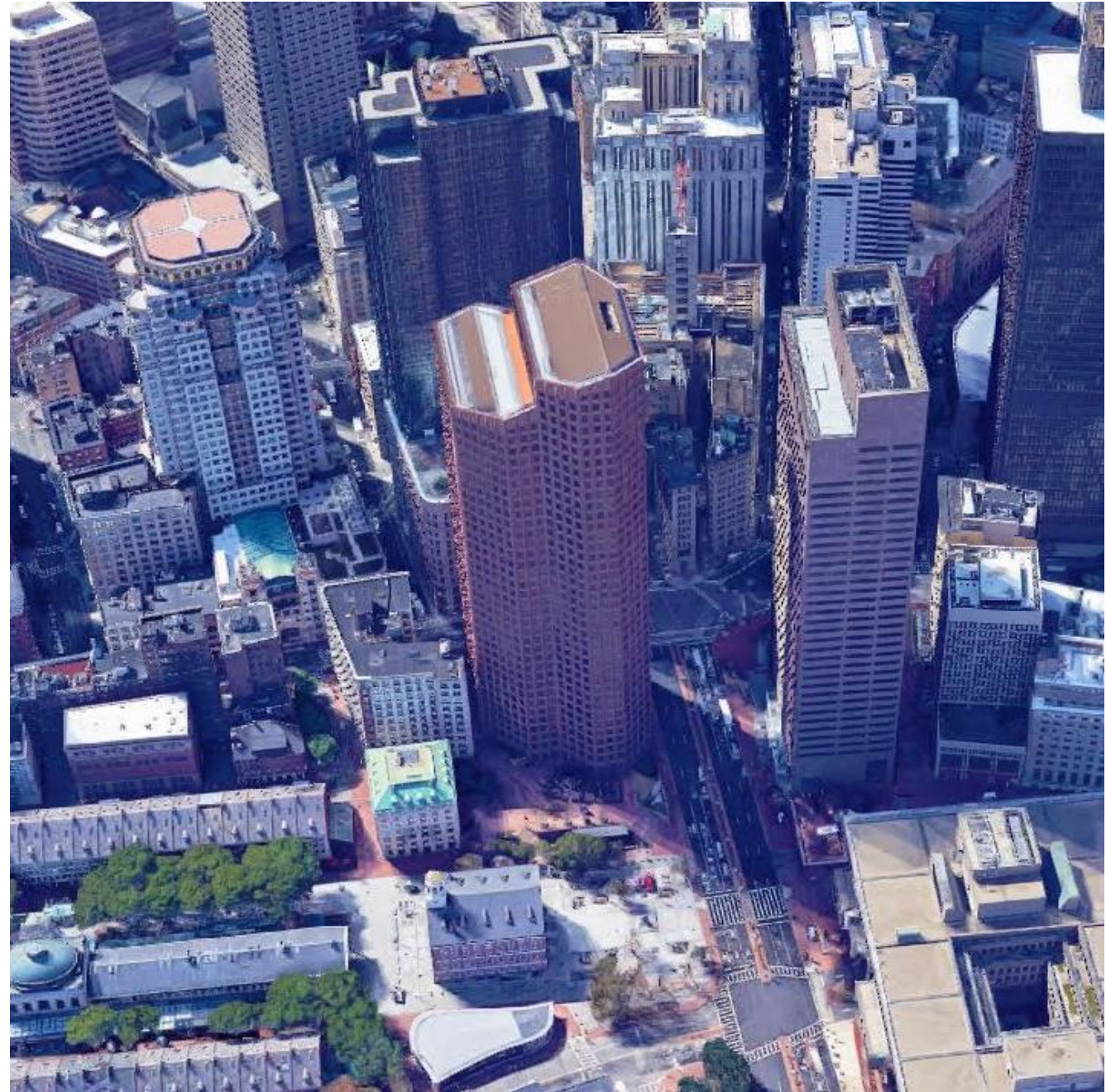
20-30 Clinton Street

Parcel E-8



60 State Street

Portions of Parcel E-11



**boston planning &
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E-9 & E-9A



Parcel 1 & 1A

17-21 Union St

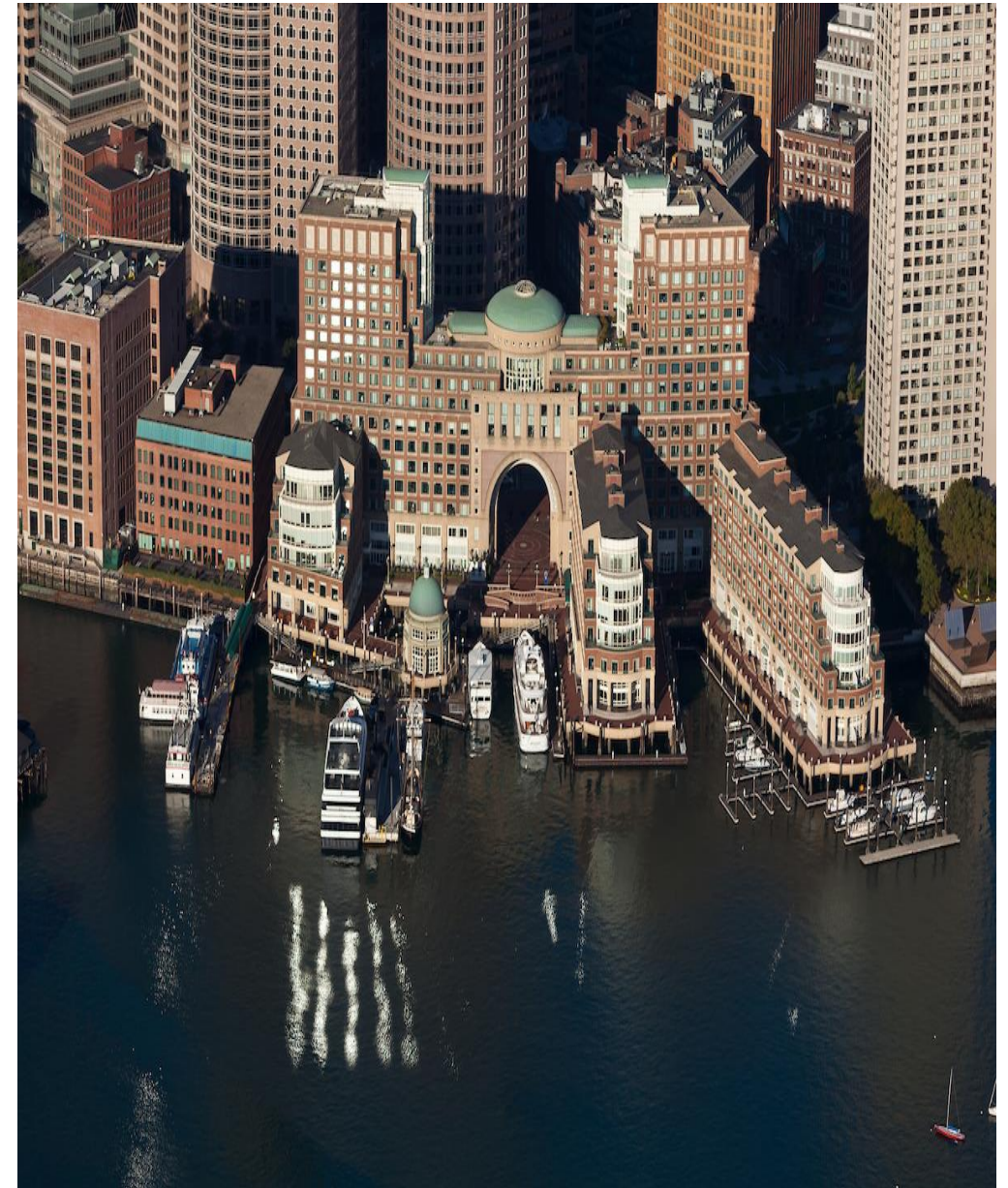


boston planning & development agency

Rehab Agreement C-1 Sun Oil

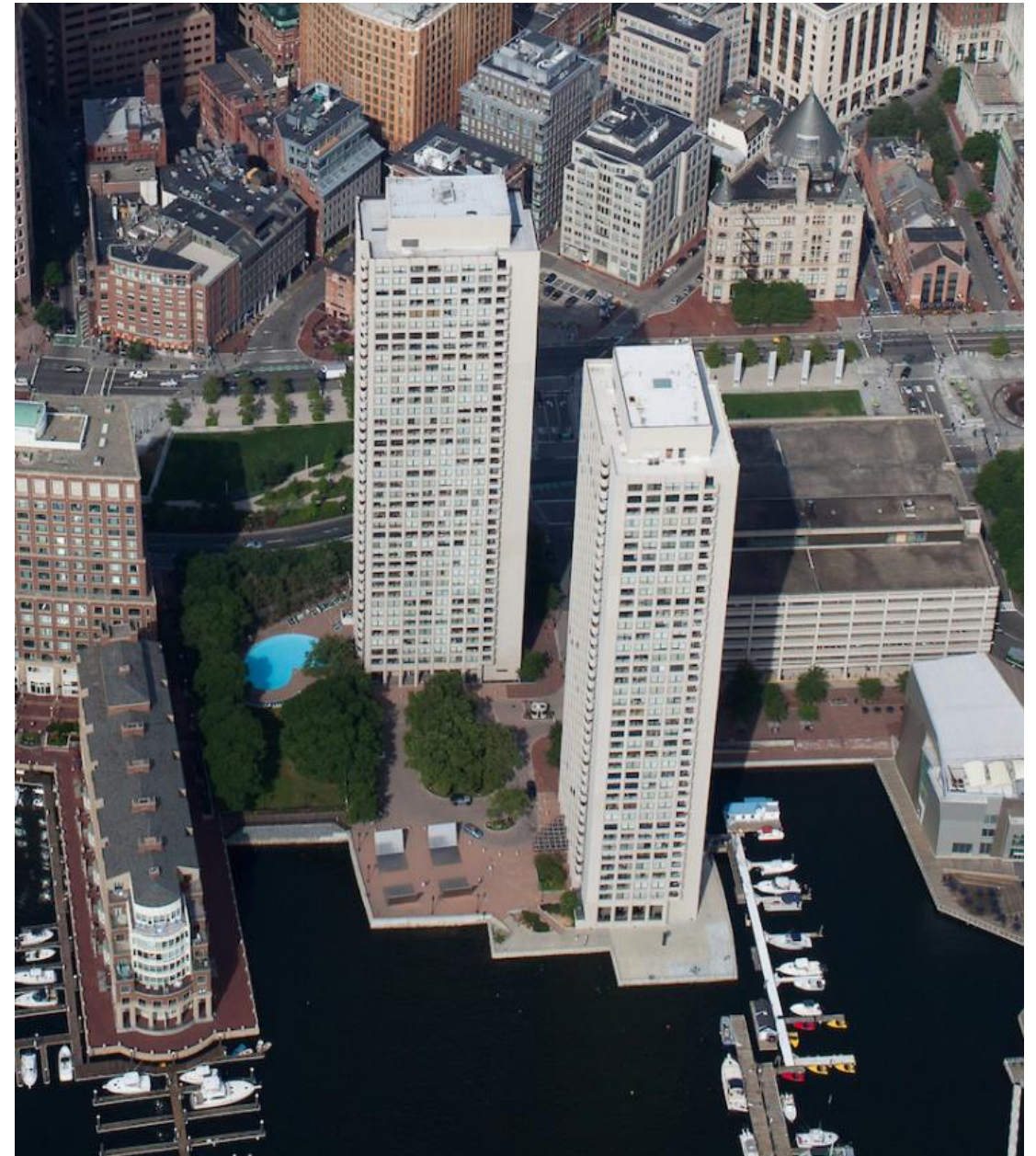


Rowes Wharf and 350 Atlantic Avenue Parcel A-1 and D-6



Harbor Towers

Parcel A-2A, A-3S and Lot T



New England Aquarium

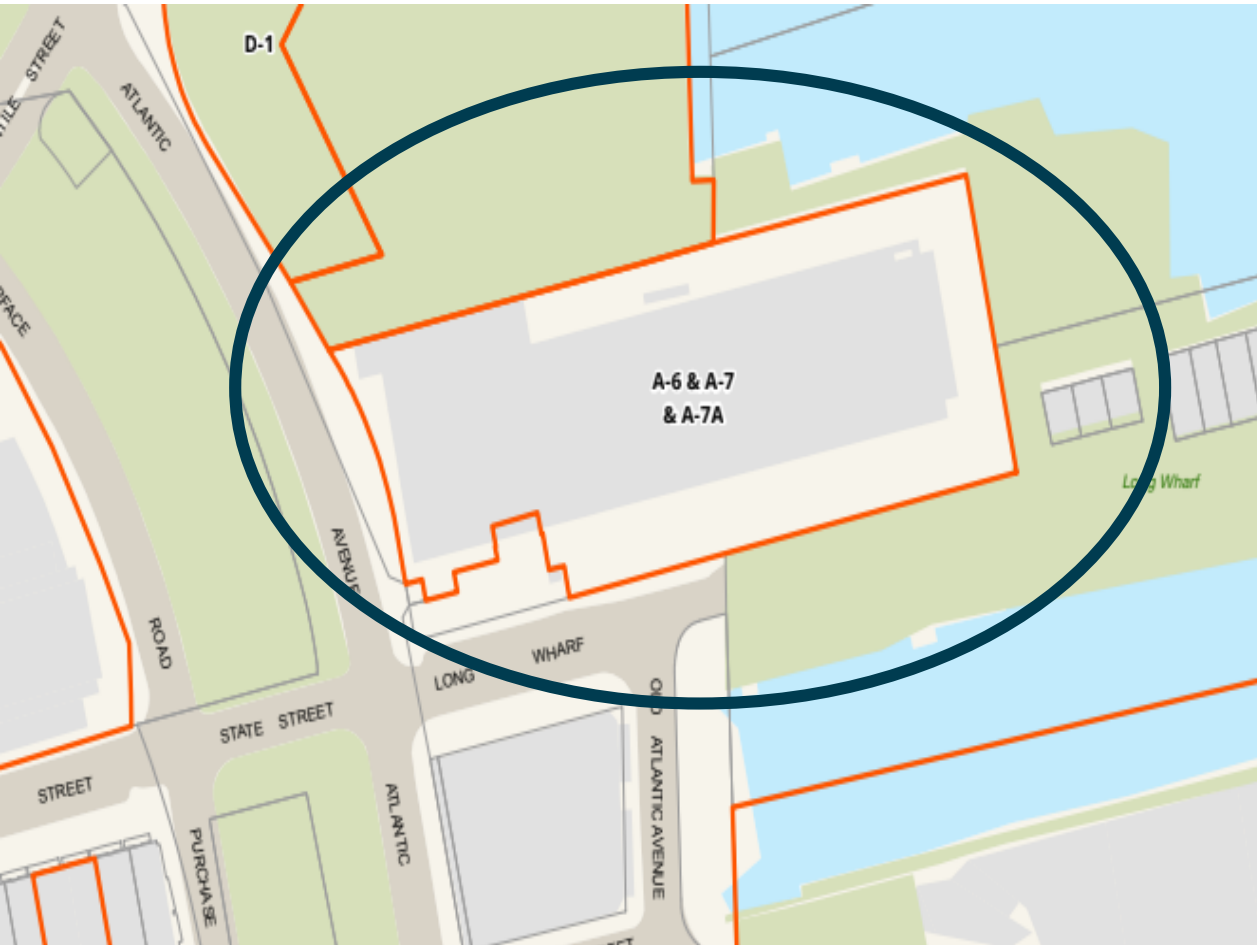
Parcel A-4



**boston planning &
development agency**

Marriott Long Wharf Hotel

Parcels A-6, A-7 and A-7A



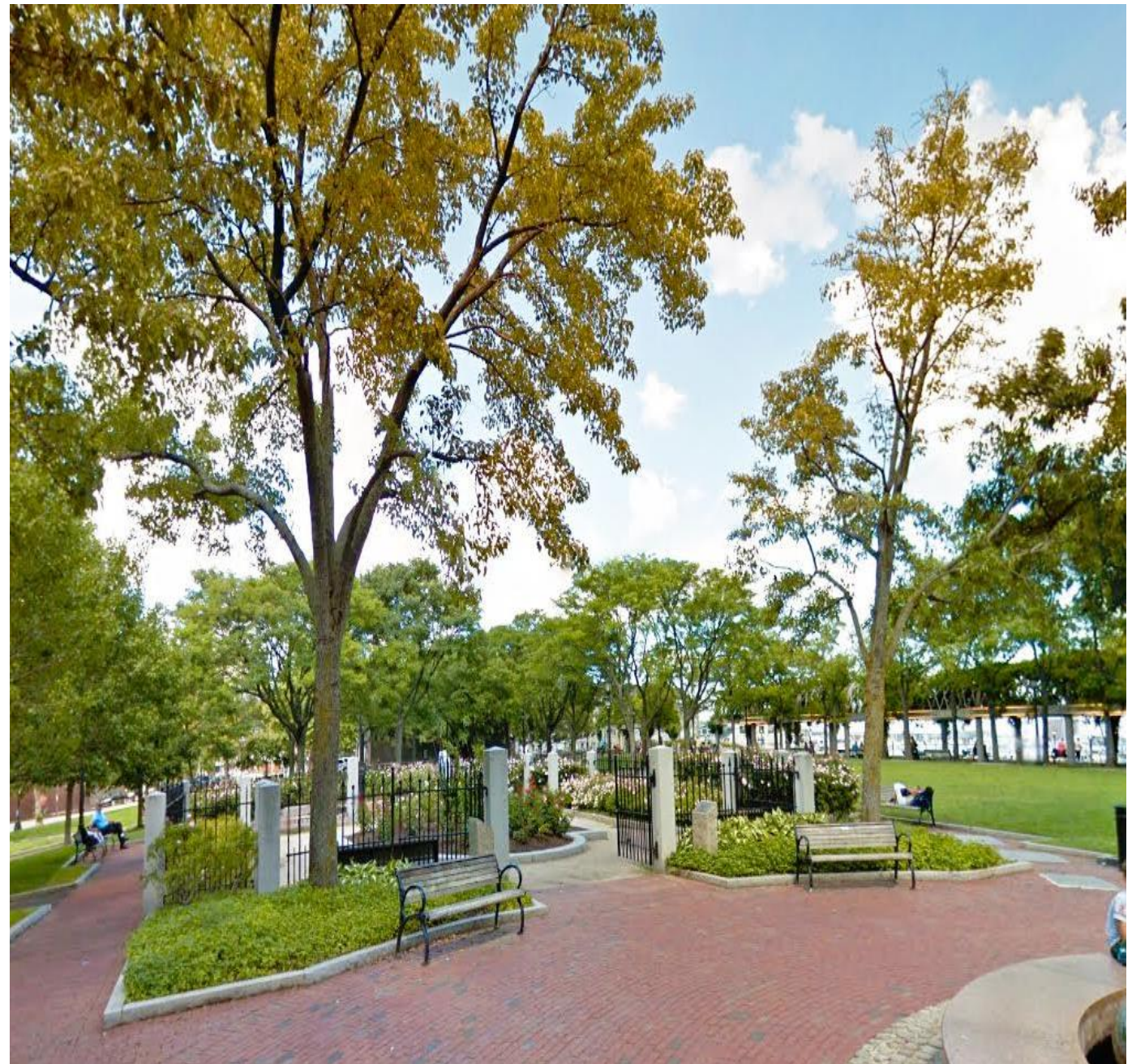
Christopher Columbus Park

Parcel A-8



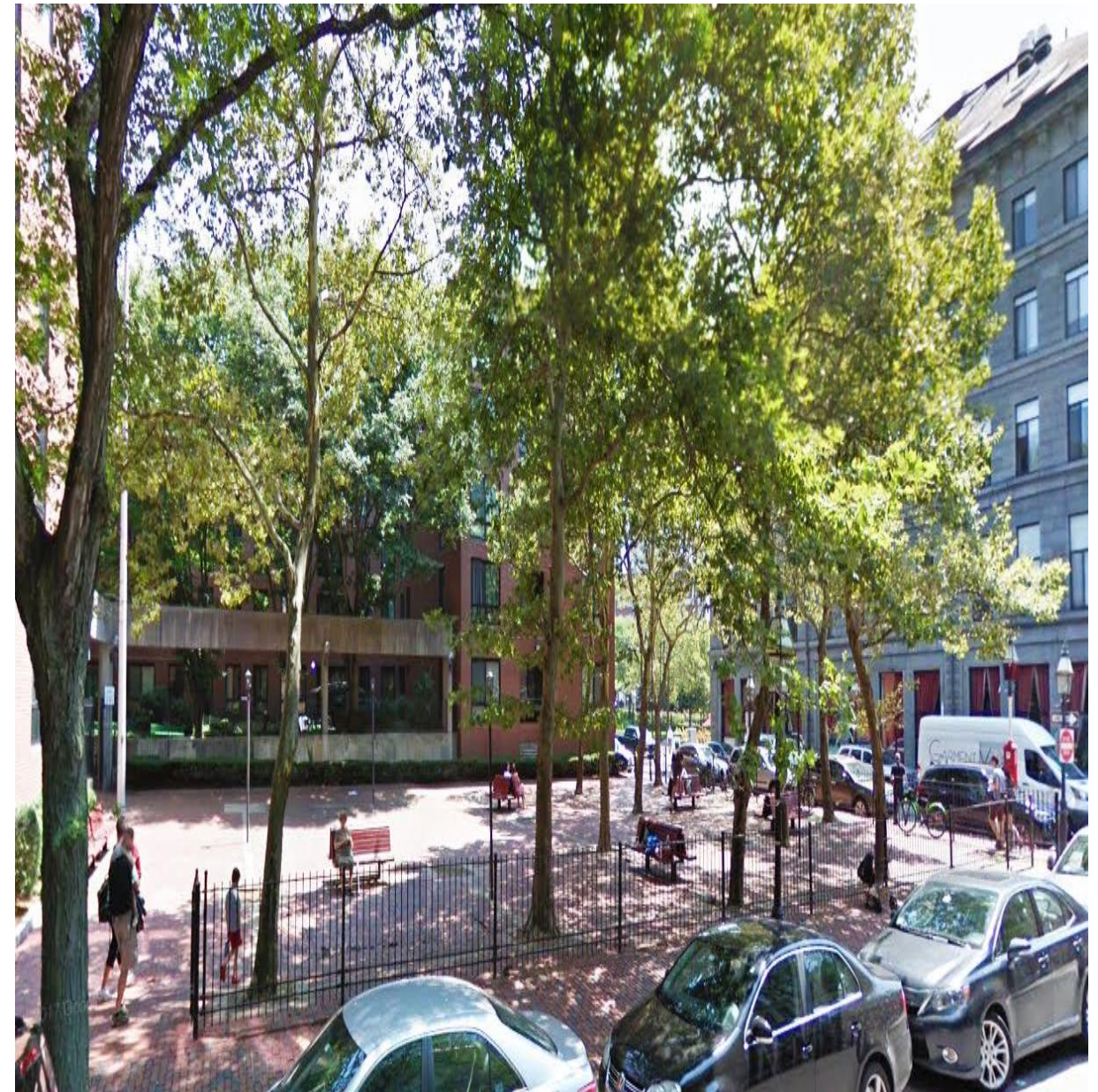
Rose Kennedy Garden

Parcel D-1



Ausonia Apartments

Parcel C-2B



71-87 Commercial Street Mercantile Hall Parcel C-2-D



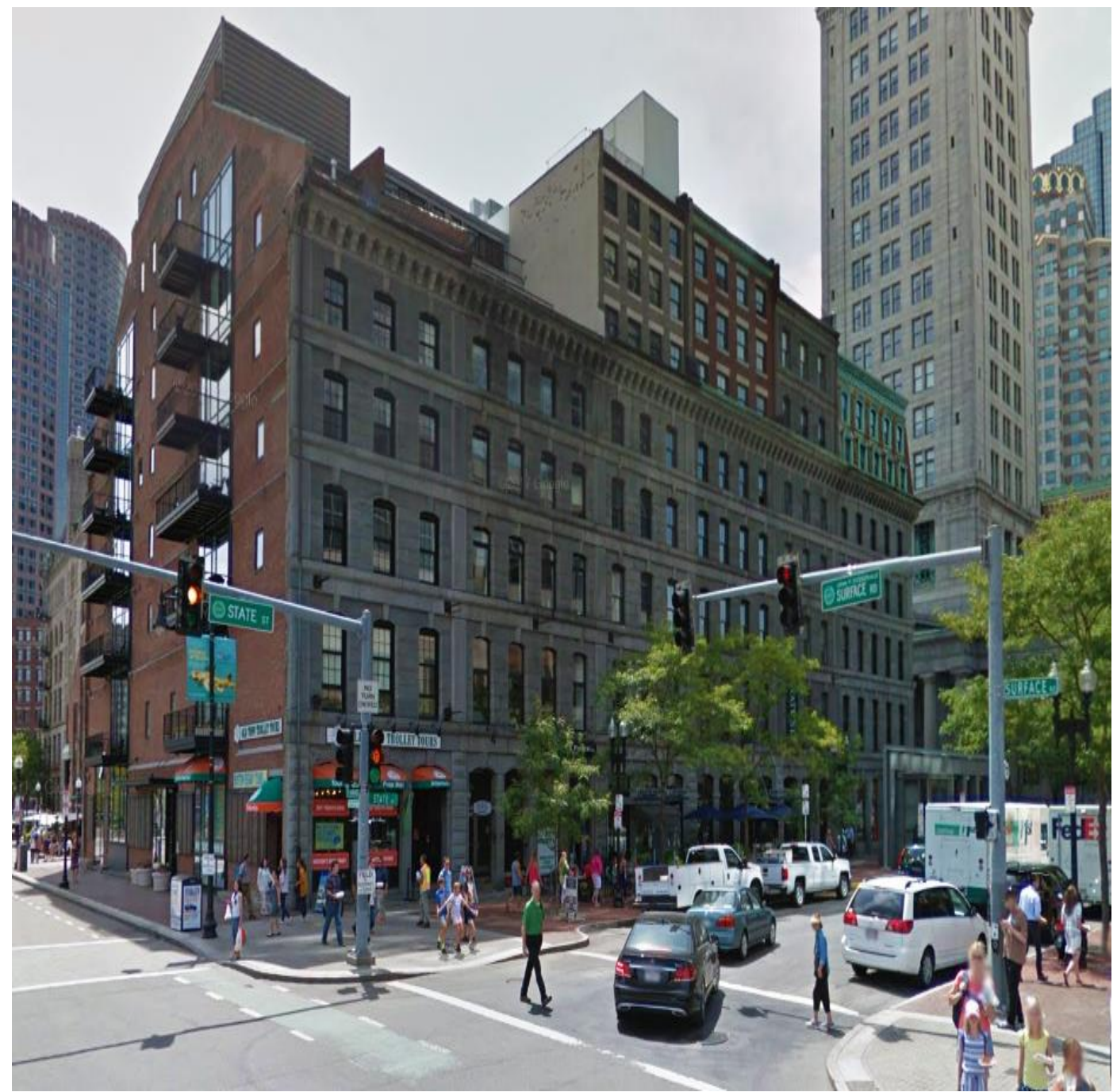
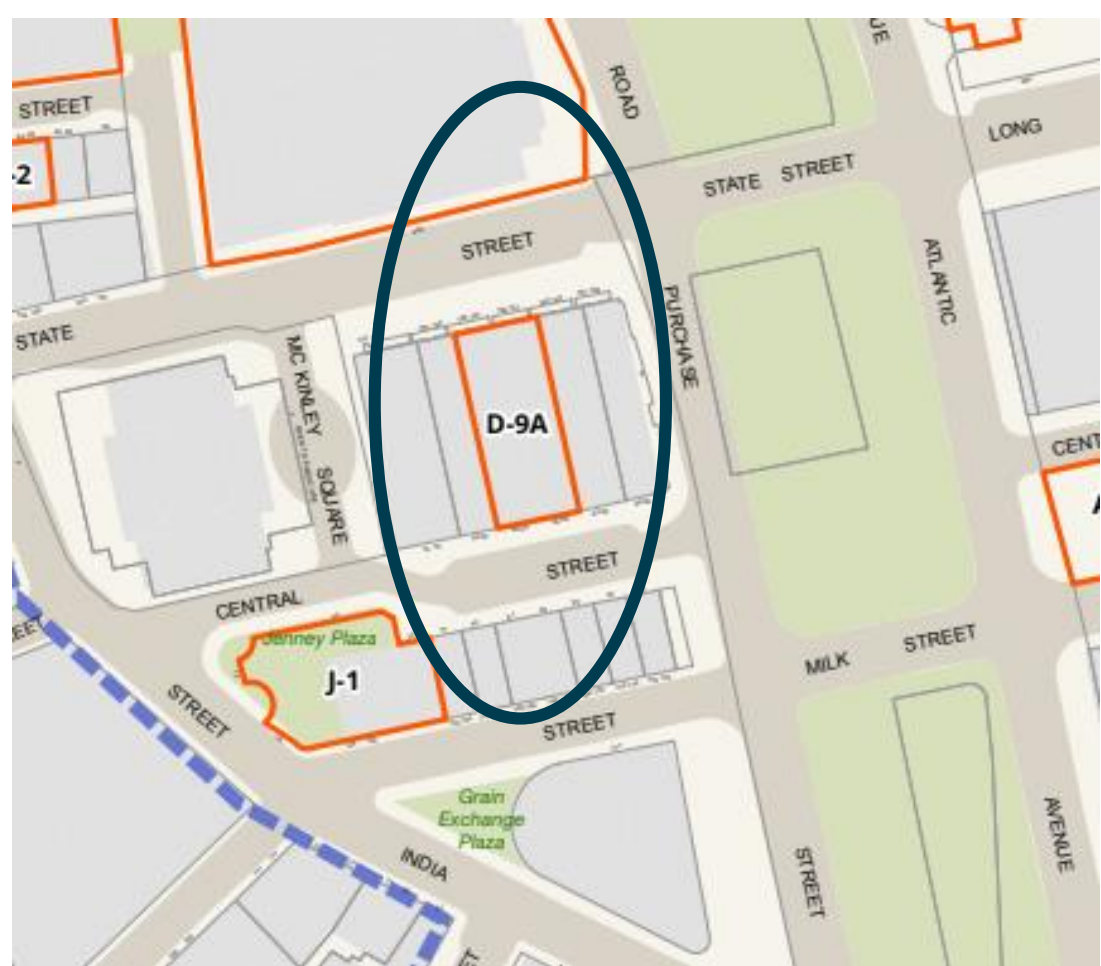
Parcels C-2-1 through C-2-41



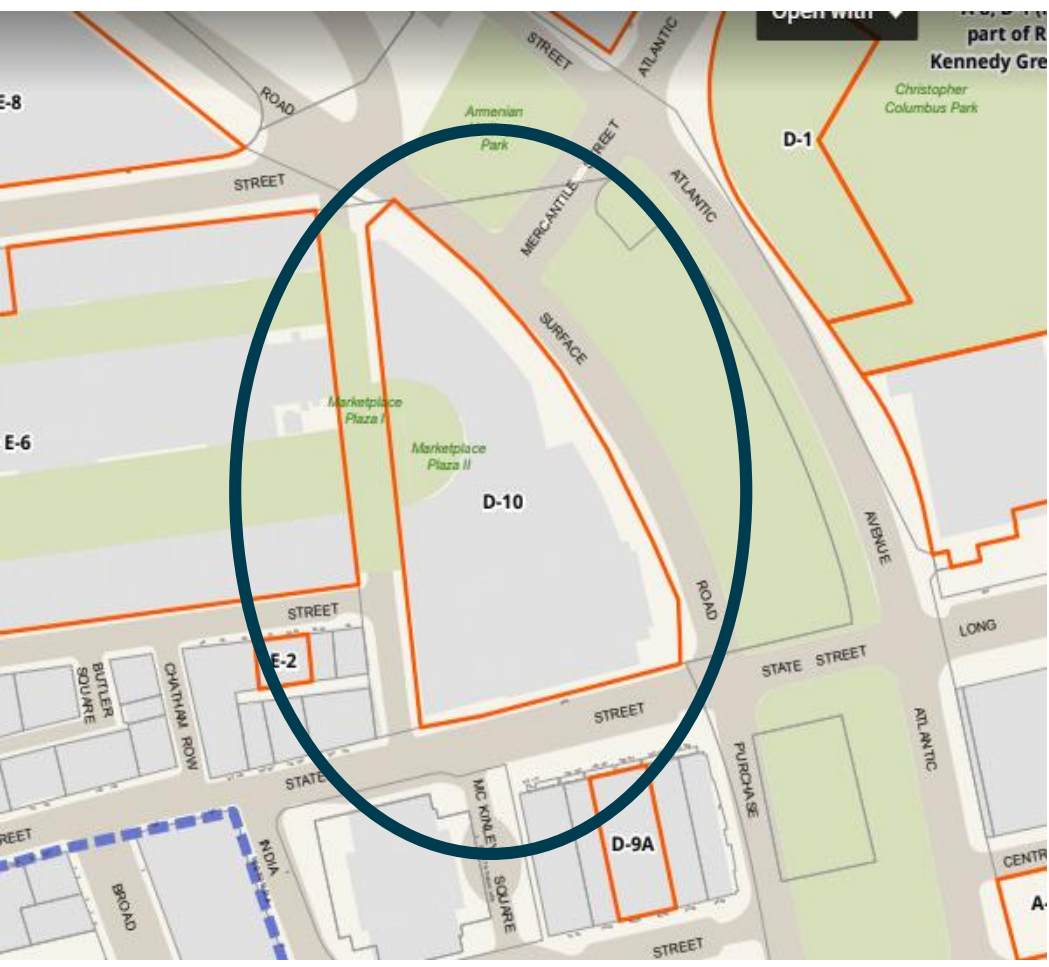
North End Elderly Parcel C-2-42A



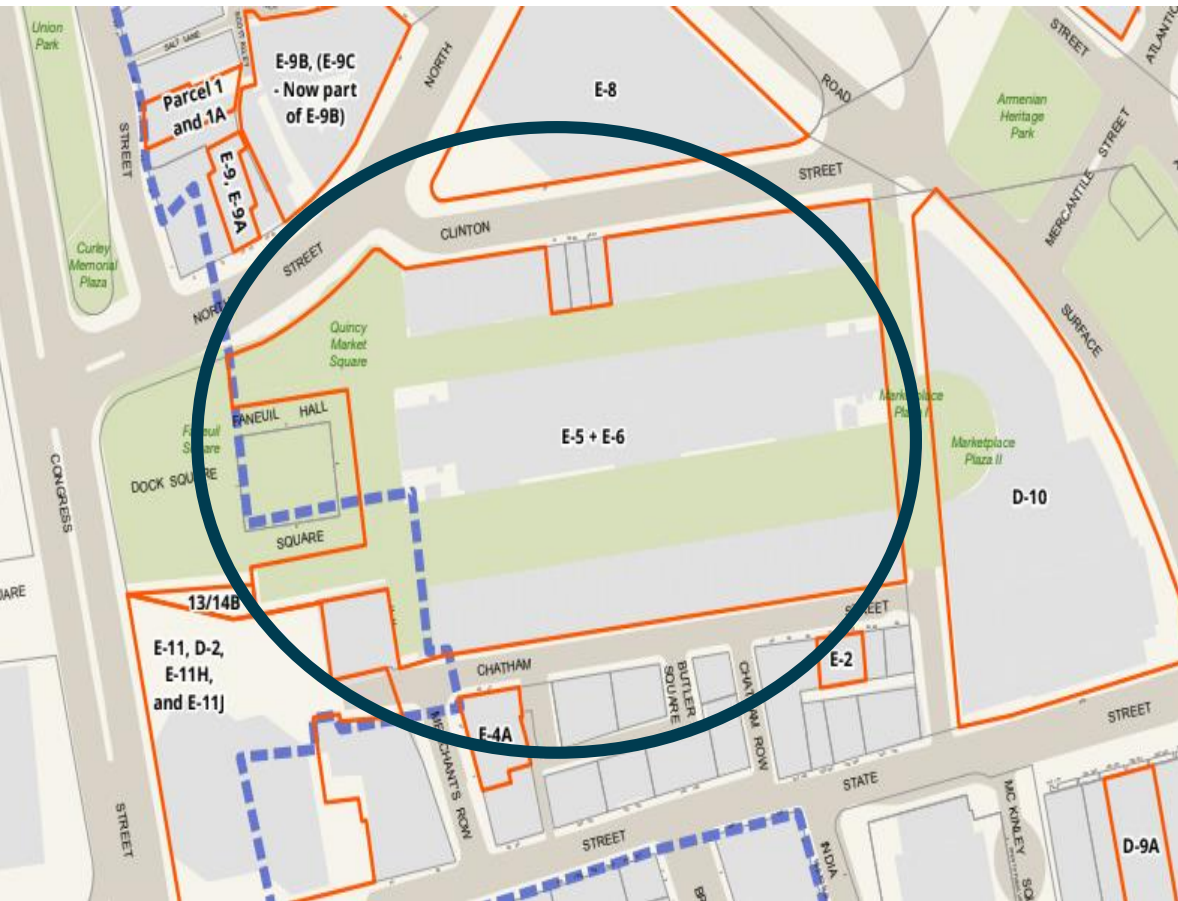
Harborside Inn 185-191 State Street Parcel D-9A



Marketplace Center Parcel D-10



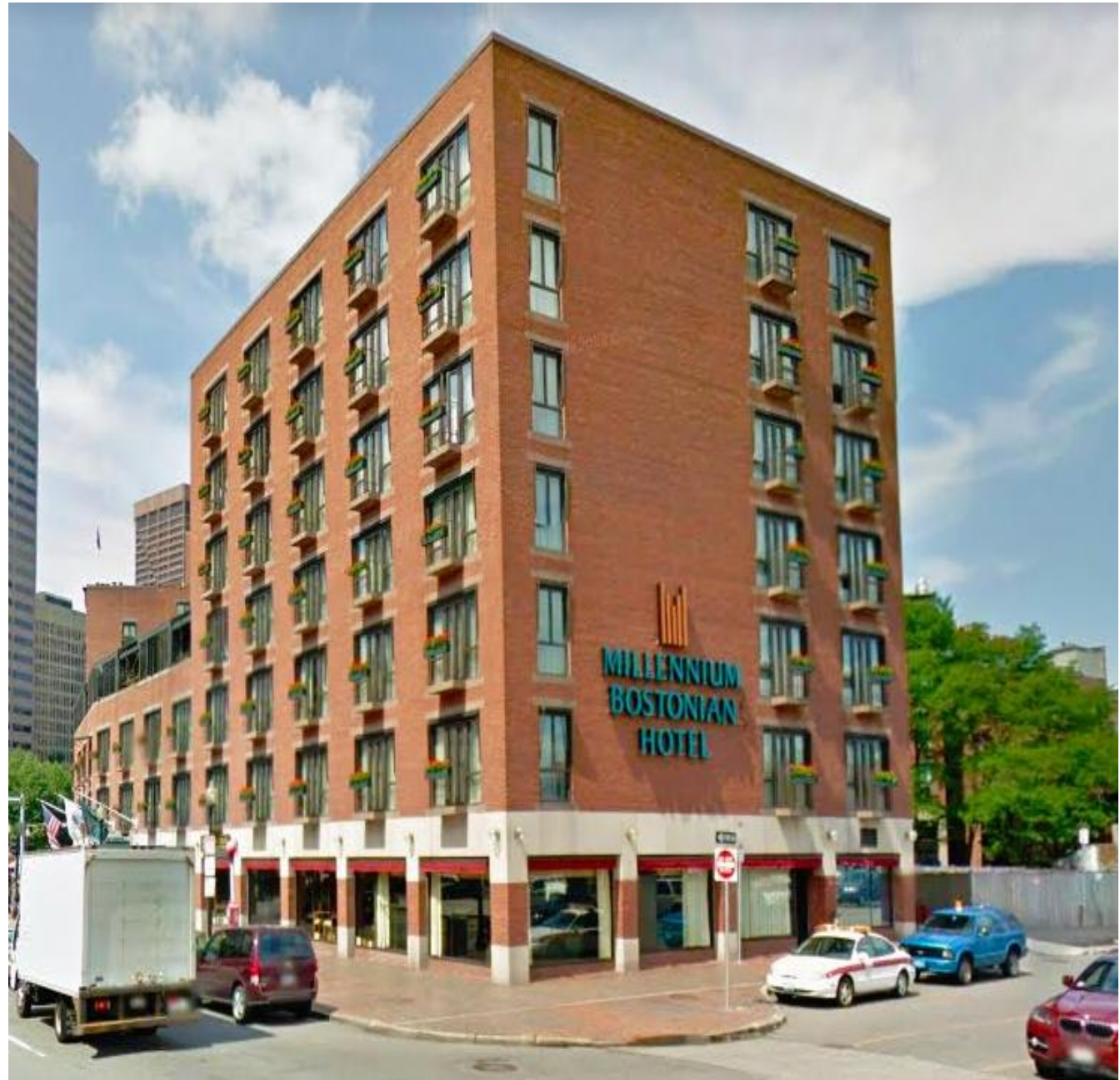
Quincy Market Parcels E-5 and E-6



Bostonian Hotel

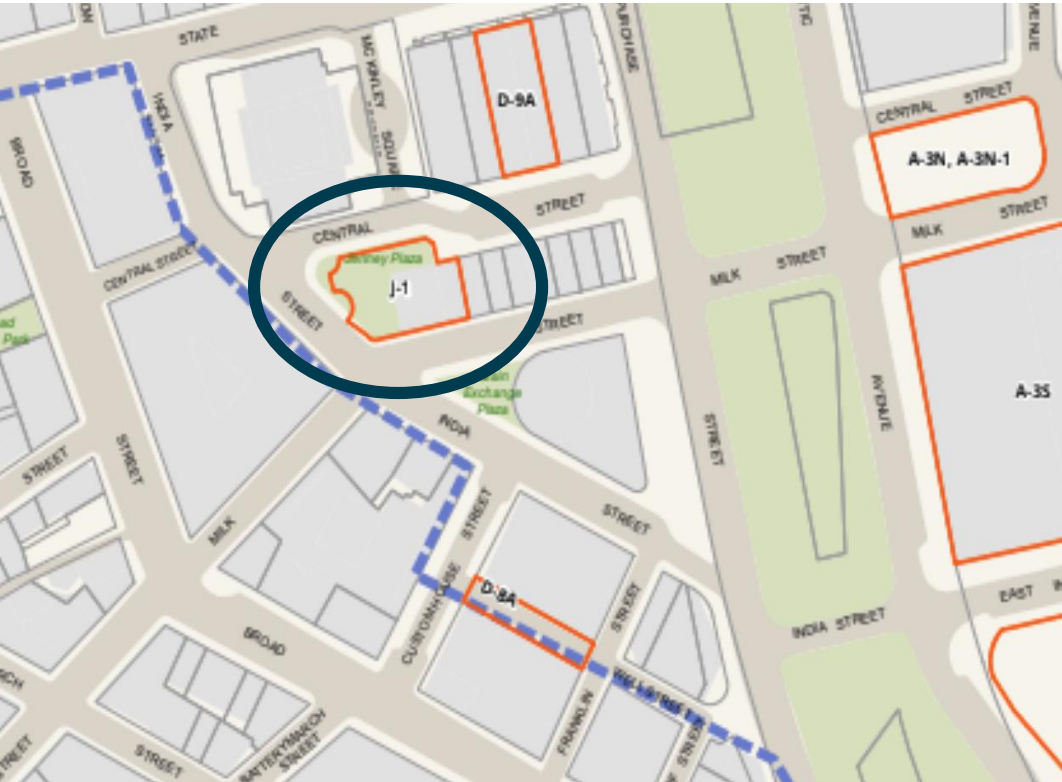
54-68 Blackstone Street

Parcels E-9B and E-9C



J-1

146-150 Milk St.



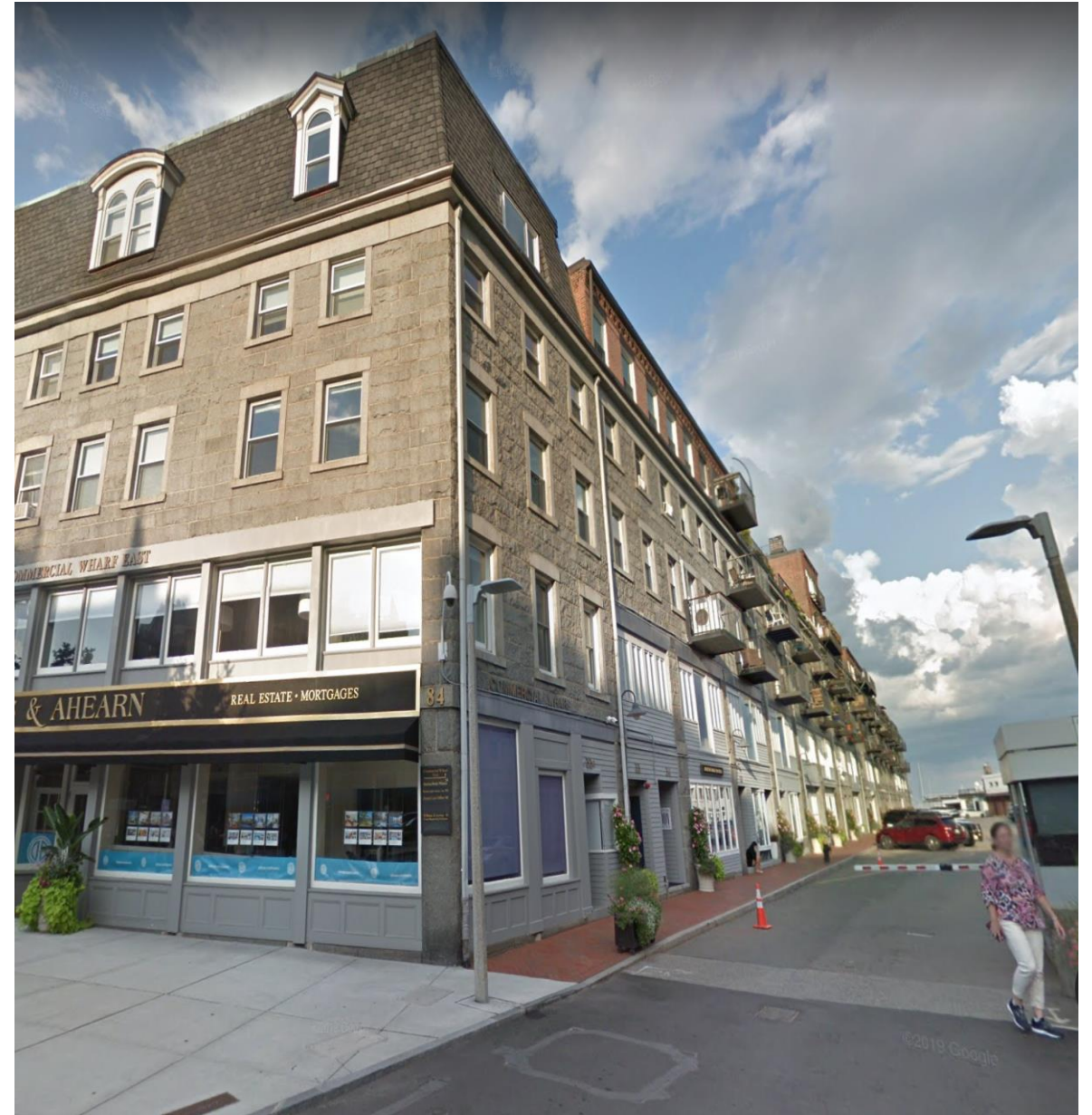
boston planning & development agency

Parcel 4

100 Blackstone



B-1 Commercial Wharf Rehab Agreement

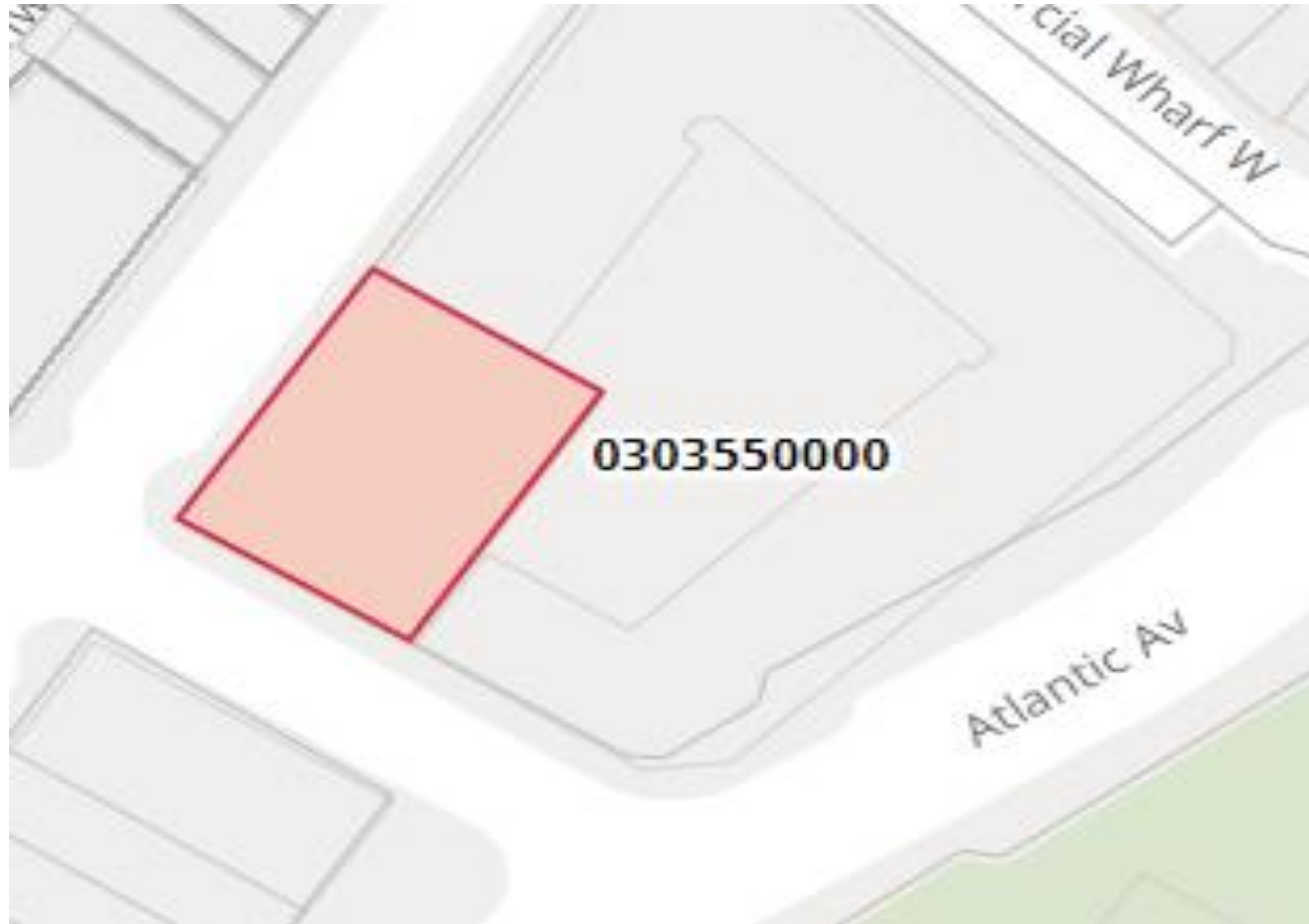


Rehab Agreement C-1B

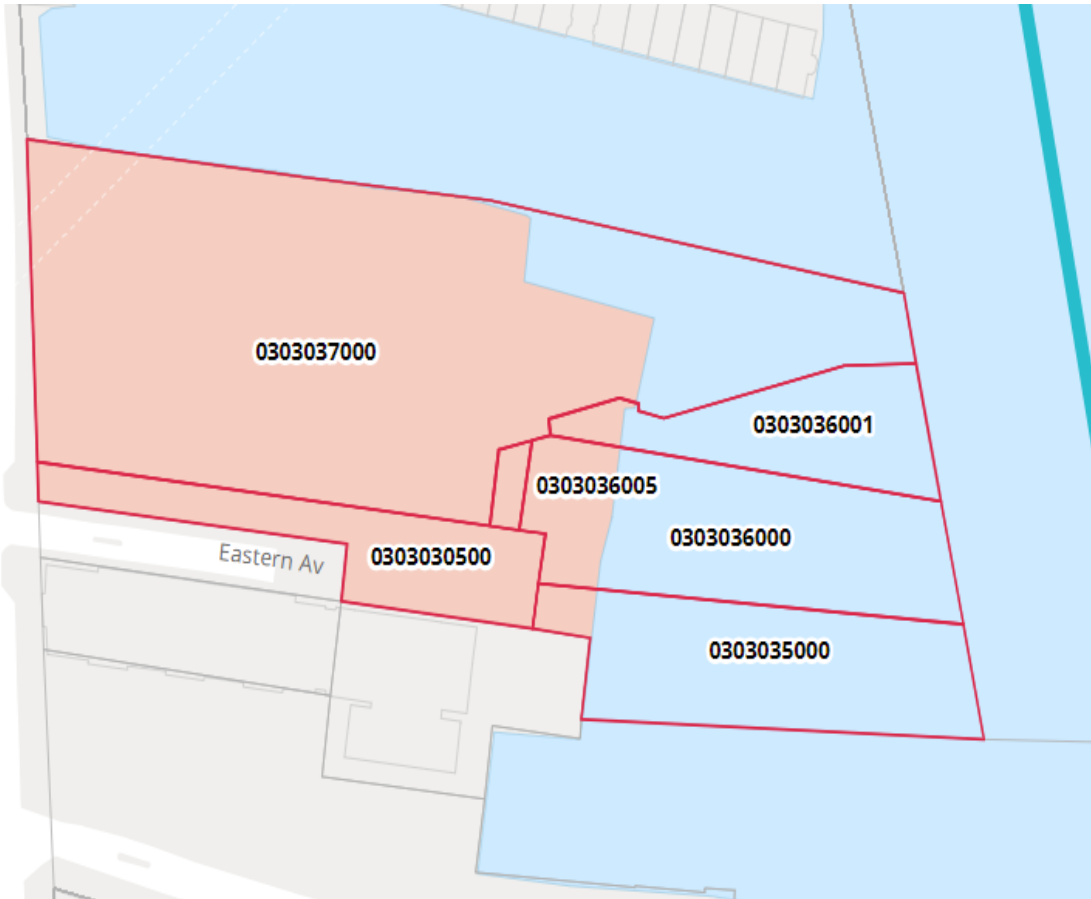


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development agency**

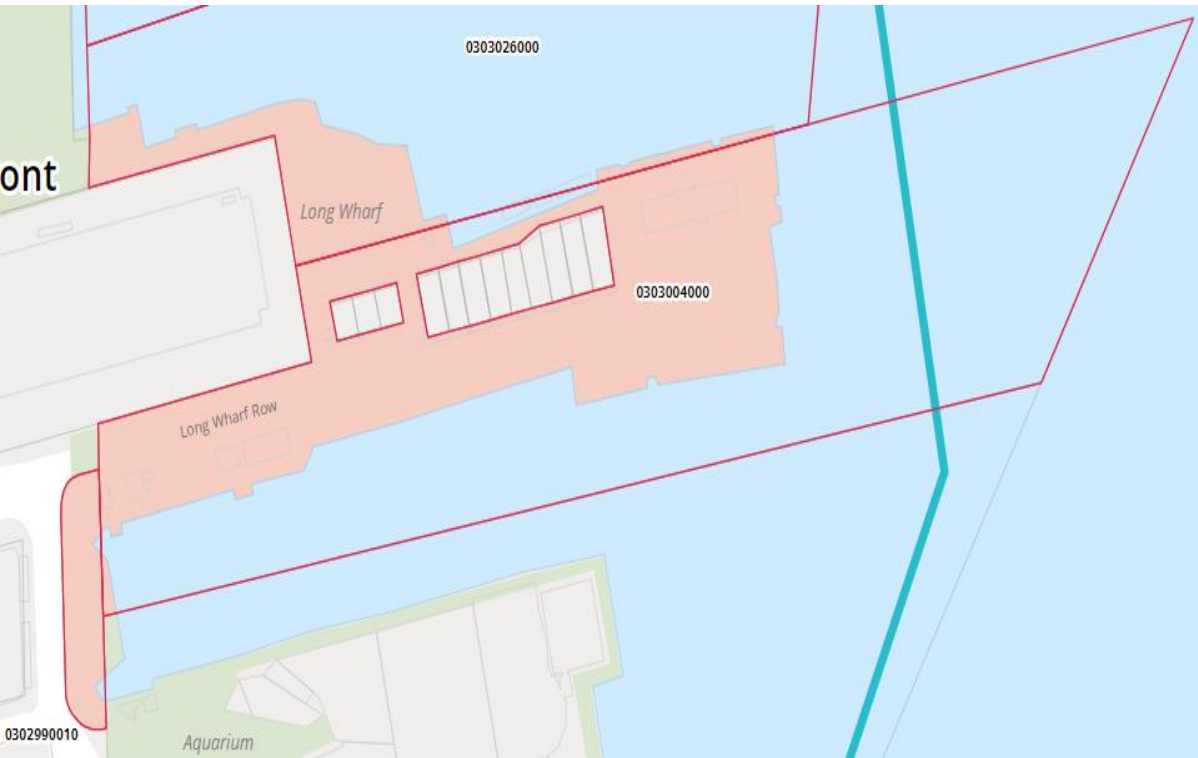
Richmond St. Parcel C-2



Sargents Wharf Parcel B-3

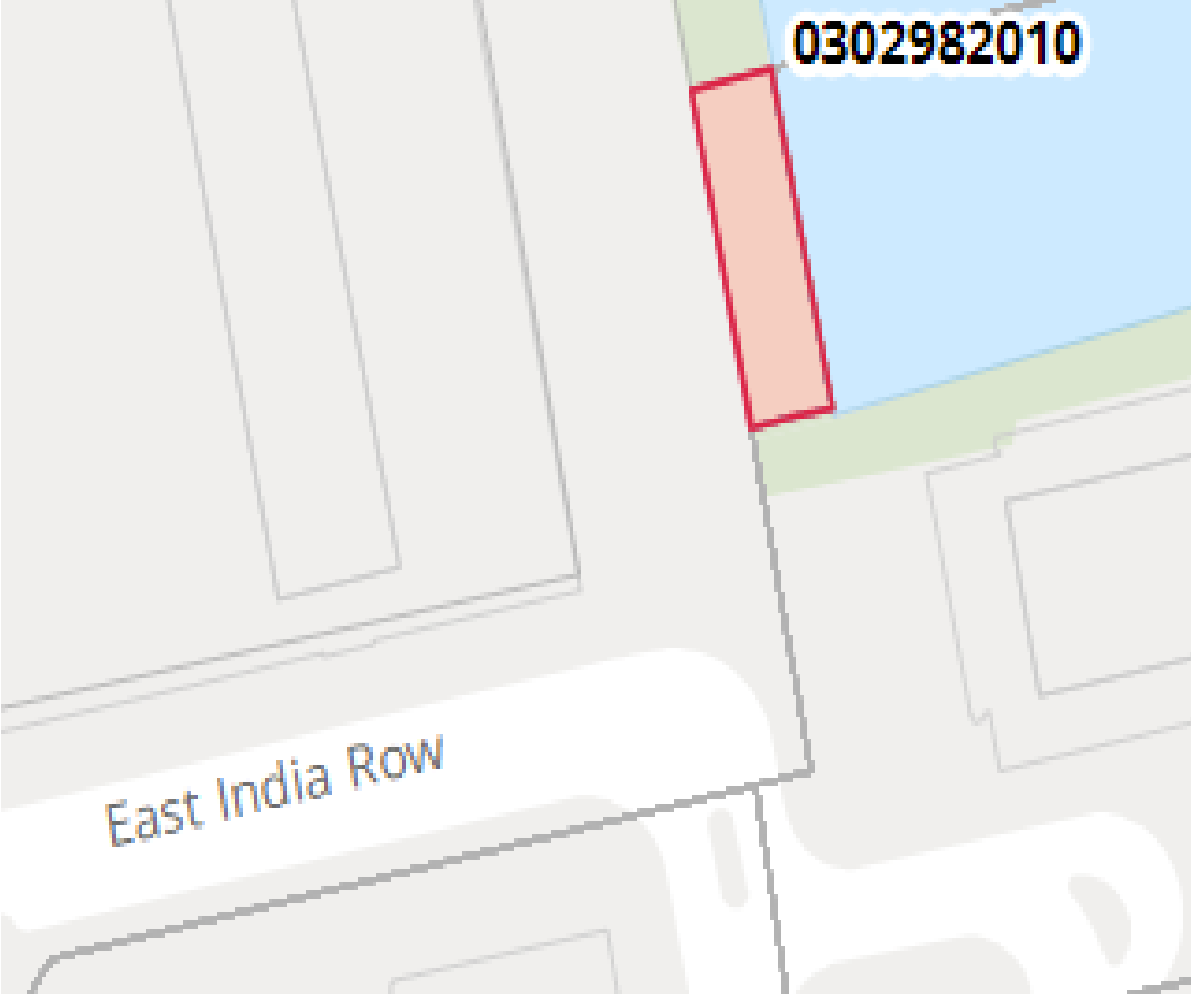


Long Wharf, Long Wharf Row, Atlantic Avenue

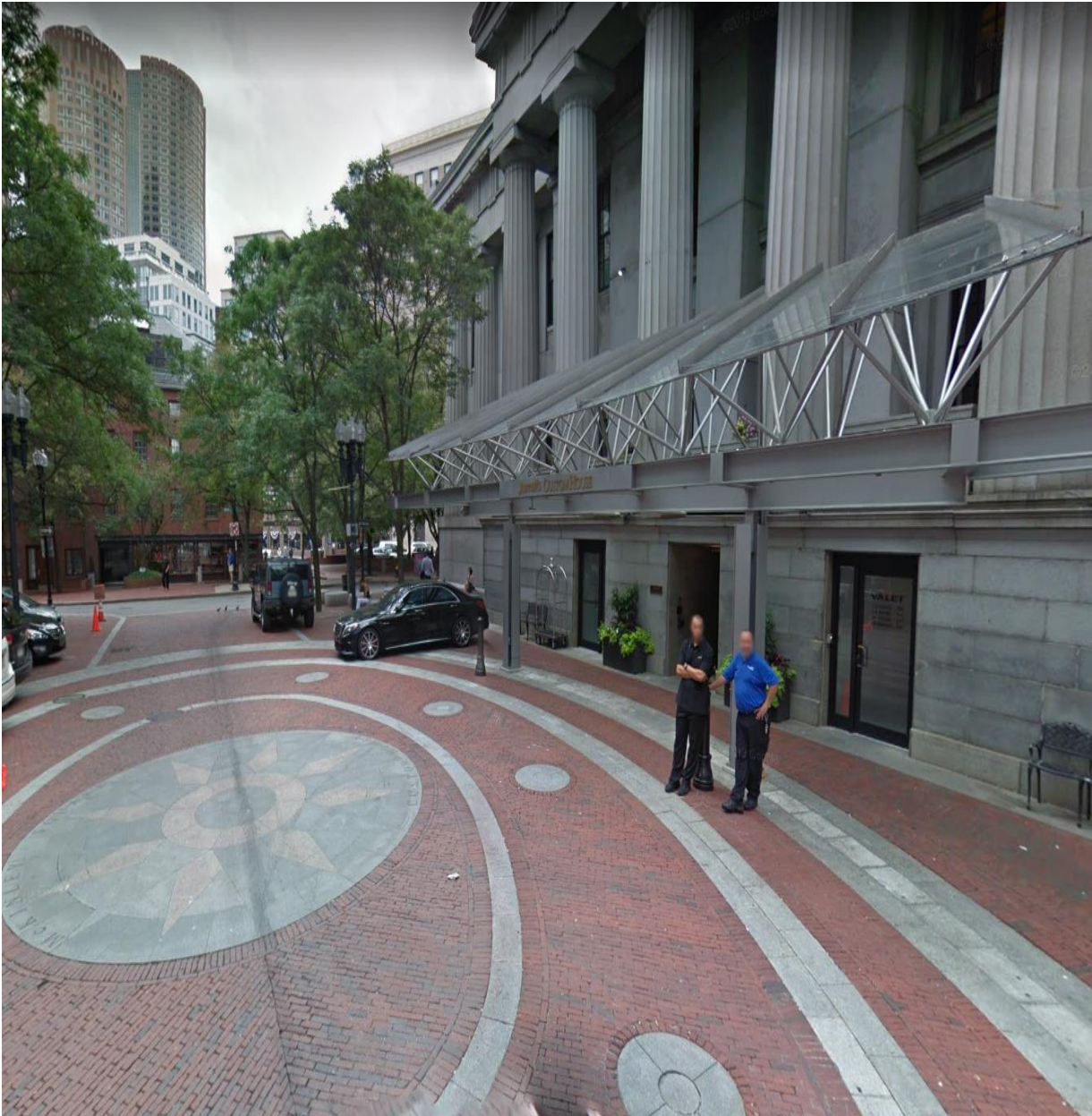
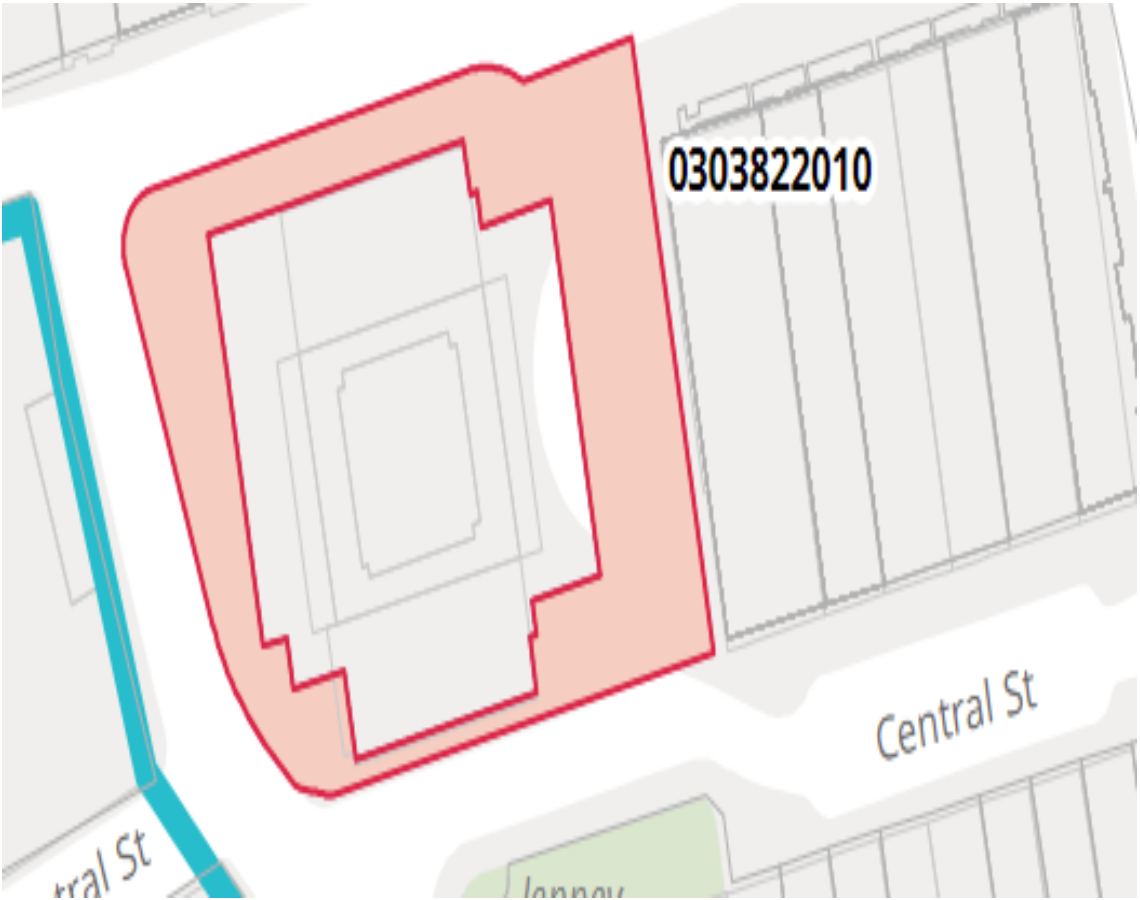


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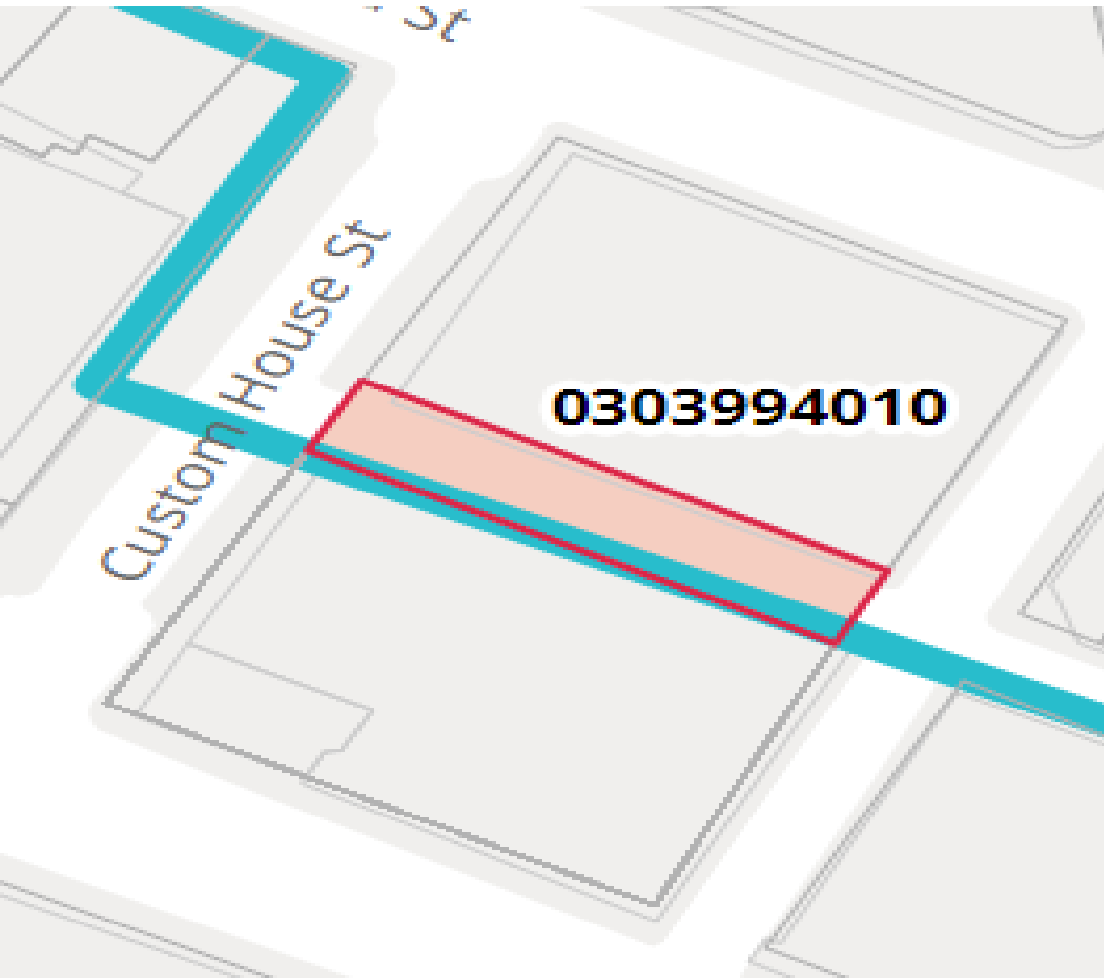
East India Row



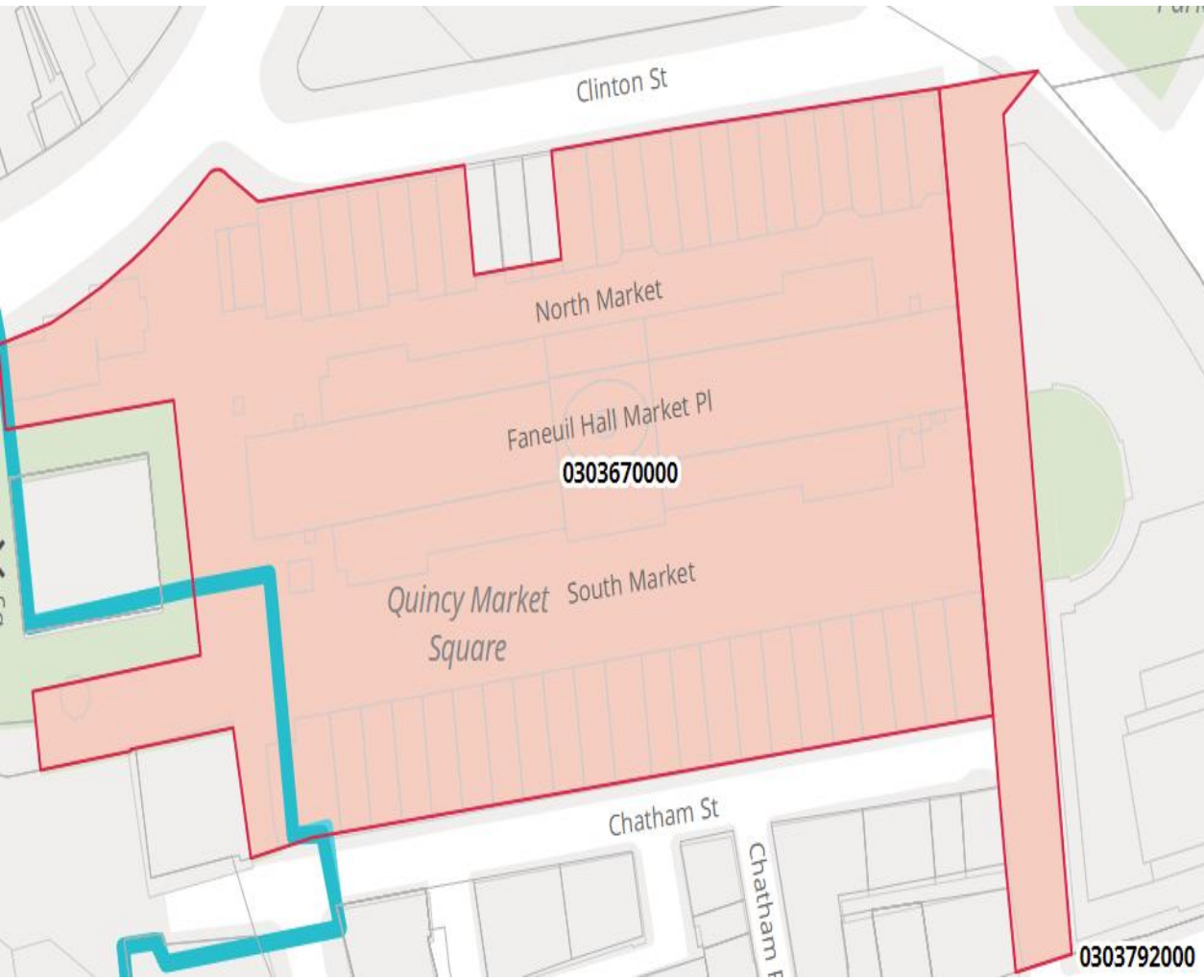
McKinley Square



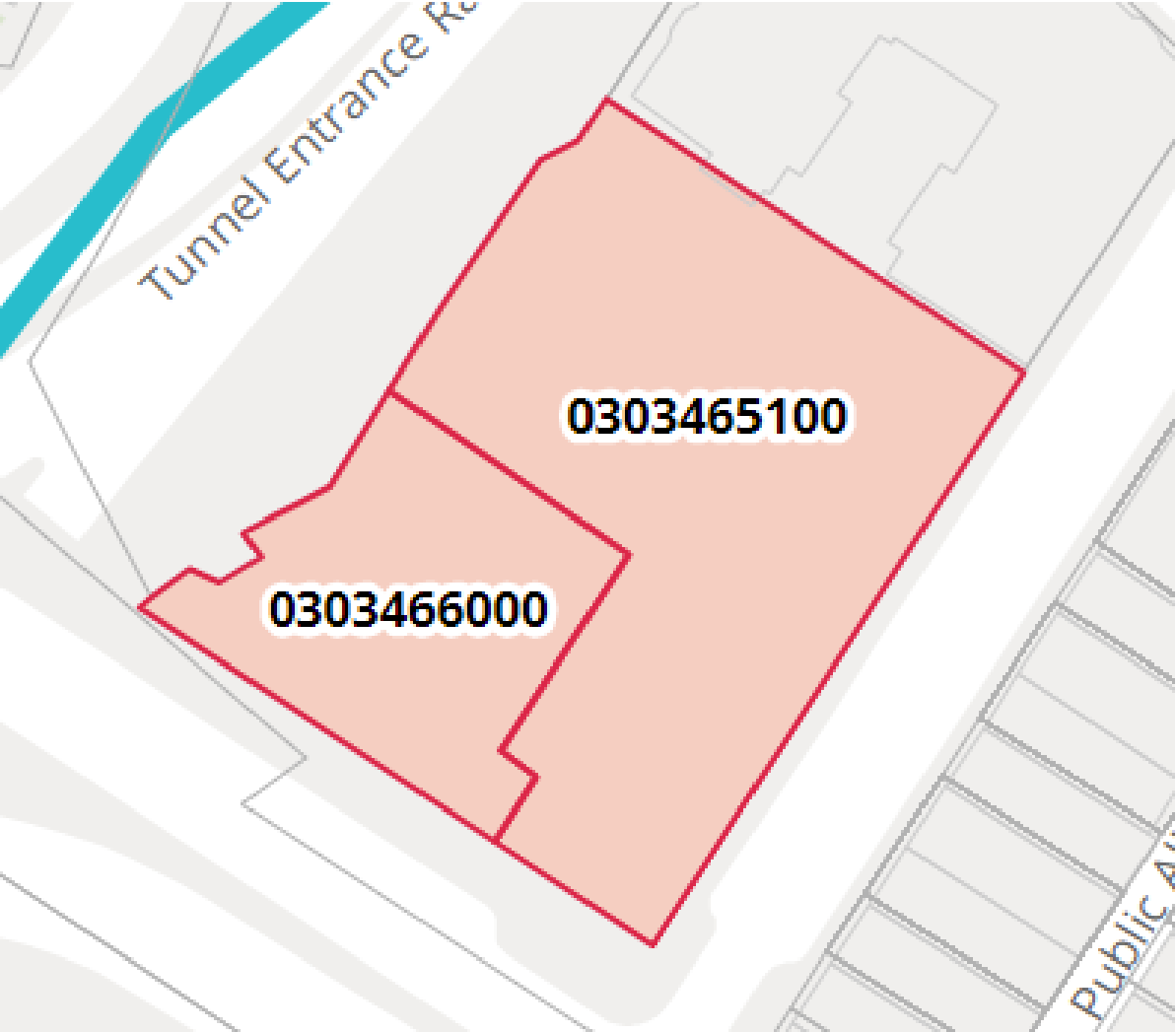
Customs House Street



Faneuil Hall Market Place



Cross St., Fulton St.



Cross St., Commercial St

